

CITY OF CORAL GABLES  
LOCAL PLANNING AGENCY (LPA)/  
PLANNING AND ZONING BOARD MEETING  
VERBATIM TRANSCRIPT  
HYBRID FORMAT  
WEDNESDAY, SEPTEMBER 11, 2024, COMMENCING AT 6:03 P.M.

Board Members Present at Commission Chamber:

- Eibi Aizenstat, Chairman
- Julio Grabiell
- Wayne "Chip" Withers
- Sue Kawalerski
- Felix Pardo
- Javier Salman
- Robert Behar

City Staff and Consultants:

- Jennifer Garcia, Planning Official
- Arceli Redila, Zoning Administrator
- Craig Collier, Special Counsel
- Jill Menendez, Administrative Assistant, Board Secretary
- Fenggian/Grace Chen, Principal Planner

Also Participating:

- Mario Garcia-Serra, Esq., On behalf of Item E-1
- Glenn Pratt, Architect
- David Fuentes, Architect
- Jorge Cepero, MG Developers
- Alex Adams

an applicant, except in the case of a Comprehensive Plan Amendment, may request a continuance or allow the application to proceed to the City Commission without a recommendation.

Pursuant to Resolution Number 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Planning and Zoning Board has established the ability for the public to provide comments virtually. For those members of the public who are appearing on Zoom and wish to testify, you must be visible to the court reporter to be sworn in. Otherwise, if you speak without being sworn in, your comments may not have evidentiary value.

Lobbyist Registration and Disclosure, any person who acts as a lobbyist must register with the City Clerk, as required, pursuant to City Code.

As Chair, I now officially call the City of Coral Gables Planning and Zoning Board Meeting of September 11, 2024 to order. The time is 6:03.

Jill, please call the roll.

THEREUPON:

(The following proceedings were held.)

CHAIRMAN AIZENSTAT: Let's go ahead and get started.

Before we do -- before we begin, I'd like to ask for a moment of silence to mark the 23rd Anniversary of the September 11th attacks.

Thank you.

MR. SALMAN: Look, we have the sirens.

CHAIRMAN AIZENSTAT: Exactly.

I'd like to call the meeting to order. I'd like to ask everybody to please silence their phones and beepers, if they have any.

Good evening. This Board is comprised of seven members. Four Members of the Board shall constitute a quorum and the affirmative vote of four members shall be necessary for the adoption of any motion. If only four Members of the Board are present, an applicant may request and be entitled to a continuance to the next regularly scheduled meeting of the Board. If a matter is continued due a lack of quorum, the Chairperson or Secretary of the Board may set a Special Meeting to consider such matter. In the event that four votes are not obtained,

THE SECRETARY: Robert Behar?

Julio Grabiell?

MR. GRABIEL: Here.

THE SECRETARY: Sue Kawalerski?

MS. KAWALERSKI: Here.

THE SECRETARY: Felix Pardo?

MR. PARDO: Here.

THE SECRETARY: Javier Salman?

MR. SALMAN: Here.

THE SECRETARY: Chip Withers?

MR. WITHERS: Here.

THE SECRETARY: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Here.

Notice Regarding Ex Parte Communications, please be advised that this Board is a quasi-judicial board which requires Board Members to disclose all ex parte communications and site visits. An ex parte communication is defined as any contact, communication, conversation, correspondence, memorandum or other written or verbal communication, that take place outside of the public hearing, between a member of the public and a member of a quasi-judicial board, regarding matters to be heard by the Board.

1 If anyone made any contact with a Board  
 2 Member regarding an issue before the Board, the  
 3 Board Member must state, on the record, the  
 4 existence of the ex parte communication and the  
 5 party who originated the communication. Also,  
 6 if a Board Member conducted a site visit  
 7 specifically related to the case before the  
 8 Board, the Board Member must also disclose such  
 9 visit. In either case, the Board Member must  
 10 state, on the record, whether the ex-parte  
 11 communication and/or site visit will affect the  
 12 Board Member's ability to impartially consider  
 13 the evidence to be presented regarding the  
 14 matter. The Board Member should also state  
 15 that his or her decision will be based on  
 16 substantial, competent evidence and testimony  
 17 presented on the record today.

18 Does any Member of the Board have such a  
 19 communication and/or site visit to disclose at  
 20 this time?

21 MR. GRABIEL: No.

22 CHAIRMAN AIZENSTAT: No?

23 Swearing In, everyone who speaks this  
 24 evening must complete the roster on the podium.  
 25 We ask that you print clearly, so the official

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1 Minutes of August 14th, 2024. Is there a  
 2 motion?

3 MR. SALMAN: So moved.

4 MR. GRABIEL: Second.

5 CHAIRMAN AIZENSTAT: We have a first and a  
 6 second.

7 THE SECRETARY: Who made the motion?

8 CHAIRMAN AIZENSTAT: To approve the

9 minutes.

10 THE SECRETARY: Yes. Who moved?

11 MR. SALMAN: I moved it.

12 MR. WITHERS: I second.

13 CHAIRMAN AIZENSTAT: Any comments? No?

14 Call the roll, please.

15 THE SECRETARY: Julio Grabiell?

16 MR. GRABIEL: Yes.

17 THE SECRETARY: Sue Kawalerski?

18 MS. KAWALERSKI: Yes.

19 THE SECRETARY: Felix Pardo?

20 MR. PARDO: Yes.

21 THE SECRETARY: Javier Salman?

22 MR. SALMAN: Yes.

23 THE SECRETARY: Chip Withers?

24 MR. WITHERS: Yes.

25 THE SECRETARY: Eibi Aizenstat?

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1 records of your name and address will be  
 2 correct.

3 Now, with the exception of attorneys, all  
 4 persons physically in the City Commission  
 5 Chambers, who will speak on the agenda items  
 6 before us this evening, please rise to be sworn  
 7 in.

8 (Thereupon, the participants were sworn.)

9 CHAIRMAN AIZENSTAT: Thank you.

10 Again, I ask everybody to please sign in  
 11 with Jill that will be speaking tonight.

12 Zoom platform participants, I will ask any  
 13 person wishing to speak on tonight's agenda  
 14 item to please open their chat and send a  
 15 direct message to Jill Menendez, stating you  
 16 would like to speak before the Board and  
 17 include your full name. Jill will call you  
 18 when it's your turn. I ask you to be concise,  
 19 for the interest of time.

20 Phone platform participants, after Zoom  
 21 platform participants are done, I will ask  
 22 phone platform participants to comment on  
 23 tonight's agenda item. I also ask you to be  
 24 concise, for the interest of time.

25 The first item we have is the Approval of

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1 CHAIRMAN AIZENSTAT: Yes.

2 The procedure we'll use tonight, first  
 3 we'll have the identification of the item by  
 4 Mr. Collier, presentation by applicant or agent,  
 5 then presentation by Staff. Afterwards, I'll  
 6 go ahead and open it for public comment, first  
 7 in Chambers, then to Zoom platform, followed by  
 8 the phone line platform. Then we'll go ahead  
 9 and close the public comment, have a Board  
 10 discussion, then a motion, further discussion,  
 11 if needed, and a second of the motion, then  
 12 Board's final comments and a vote.

13 Before we begin, I'd also like to thank  
 14 City Staff for the wonderful chairs that we  
 15 got. Just on a little side note, they're  
 16 really good and comfortable. Thank you.

17 Mr. Collier.

18 MR. COLLIER: Item E-1, a Resolution of the  
 19 City Commission of Coral Gables, Florida  
 20 approving Mixed-Use Site Plan and Conditional  
 21 Use review pursuant to Zoning Code Article 14,  
 22 "Process" Section 14-203, "Conditional Uses,"  
 23 for a proposed Mixed-Use project referred to as  
 24 "33 Alhambra" on the property legally described  
 25 as all of Block 15, "Coral Gables Section L,"

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1 that's 20 and 42 Navarre Avenue, 33, 43 and 47  
 2 Alhambra Circle and 2001 Galiano Street,  
 3 Coral Gables, Florida; including required  
 4 conditions; providing for a repealer provision,  
 5 severability clause, and providing for an  
 6 effective date.  
 7 Item E-1, public hearing.  
 8 CHAIRMAN AIZENSTAT: Thank you.  
 9 Mr. Garcia, welcome.  
 10 MR. GARCIA-SERRA: Good evening, Mr. Chair,  
 11 Members of the Board, Mario Garcia-Serra, with  
 12 offices at 600 Brickell Avenue, here this  
 13 evening representing 33 Alhambra Propco, the  
 14 owner and developer of the 33 Alhambra project.  
 15 I am joined this evening by Jorge Cepero  
 16 and Jenny Ducret of MG Developer, as well as  
 17 our project architects, Glenn Pratt and David  
 18 Fuentes, of Bellin, Pratt and Fuentes, who will  
 19 soon present the project to you. However,  
 20 first, let me familiarize everyone with the  
 21 site and also tell you what has changed from  
 22 the project which we presented to you about a  
 23 year ago on this same property.  
 24 There we go. You have an aerial photo --  
 25 let's go to the aerial photo there. Here we

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1 have an aerial photo of the property. You'll  
 2 see that the project site is a City block, that  
 3 is bordered by Alhambra Circle on the  
 4 southeast, Minorca Avenue on the southwest,  
 5 Galiano on the west and Navarre on the north.  
 6 This site is a little over an acre in size, and  
 7 it's Zoned MX2.  
 8 The project, which we presented to you last  
 9 year, proposed a rezoning of the property to  
 10 MX3, or, in the alternative, a Code Amendment  
 11 to allow for a taller height. That project  
 12 generated some controversy and some opposition,  
 13 so we withdrew it and went back to the drawing  
 14 board and designed -- redesigned the project,  
 15 so that it complies 100 percent with the site's  
 16 existing MX2 Zoning.  
 17 This project does not require any change in  
 18 Zoning or variances. It is completely based on  
 19 what the Zoning Code presently allows, and even  
 20 has less density than what is presently  
 21 permitted. We now have a 78-unit, eight-story  
 22 condominium building, with a penthouse and also  
 23 with retail uses on the ground floor and office  
 24 uses on the second floor.  
 25 There you see the existing land use and

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1 Zoning maps for the property.  
 2 If you'd go to the next slide.  
 3 And here are the highlights of this  
 4 project. As mentioned previously, the project  
 5 complies a hundred percent with the existing  
 6 Zoning, and it is only using approximately half  
 7 of its allowed density. Its permitted max is  
 8 somewhere around 140 units, probably a little  
 9 bit more. We are proposing 78 units.  
 10 As far as ground level open space, we have  
 11 double the requirement, 11,351, as opposed to  
 12 the 4,877 that is required. We've put  
 13 extensive landscaping at the street level, and  
 14 the streetscape is considerably improved.  
 15 There is an overall reduction in the mass, of  
 16 course, of the building, and we now have a  
 17 ten-foot step back for the tower, that goes  
 18 around the building completely.  
 19 There is a reduction in height, as  
 20 mentioned before. Before we were proposing  
 21 twelve stories. Now it is down to eight  
 22 stories, plus penthouse. And, then, of that  
 23 height, only about 25 percent of the total  
 24 height of that tower is actually at the 97-foot  
 25 level. Glenn will show you. There's a certain

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1 amount that goes up to 97, but the vast  
 2 majority of the building is at a lower height.  
 3 We've enhanced the pedestrian access and  
 4 the pedestrian experience around the property  
 5 and there is also an existing historic  
 6 building, which we are preserving, maintaining  
 7 and adaptively reusing at 42 Navarre.  
 8 So, with that said, I'll ask Glenn and  
 9 David now to walk you through the project.  
 10 MR. PRATT: Good evening. Glenn Pratt,  
 11 Bellin, Pratt and Fuentes Architects, 301  
 12 Almeria, Suite 210.  
 13 MR. FUENTES: And David Fuentes.  
 14 MR. PRATT: As some of you may have  
 15 remembered from the previous presentation that  
 16 we made, when we were looking to try and create  
 17 more --  
 18 MR. WITHERS: Can you lift that up?  
 19 MR. PRATT: I'm sorry. How is that --  
 20 from the previous presentation, when we were  
 21 looking for the change of Zoning, in exchange  
 22 for creating more ground space, we thought that  
 23 that was a good idea, I guess, at the time, and  
 24 it wasn't overly well received, so we've gone  
 25 back, as Mario said, to the drawing board, and

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1 then totally redesigned the building, to be 100  
2 percent in compliance with the Code.

3 We have, essentially, an eight-story  
4 building, with a penthouse on the top. This  
5 will be a view from Alhambra Circle. The  
6 client is a very well-known developer here in  
7 the City, that's developed other really high  
8 end products, that we've also been a part of.  
9 Biltmore Park on Valencia is one of the  
10 projects that we did for them. And so they  
11 asked us if we could make a building that was  
12 somewhat similar to that, as a high end  
13 condominium, with large terraces that have a  
14 lot of -- the ability to open up the interior  
15 space, to be able to enjoy the outdoors,  
16 hopefully, weather that will be soon coming,  
17 it's been -- not weather like now.

18 So, this, as you see, there's a series of  
19 towers, that have large balconies, that are  
20 used throughout the building. It's an element,  
21 actually, that -- one of the things, when we  
22 were doing the Mediterranean Bonus study, it's  
23 an element that, actually, H. George Fink, one  
24 of the premier architects of Coral Gables,  
25 used, and we really liked a lot of the details

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1 building. All of the mechanical workings will  
2 be totally concealed.

3 And you can see the pickleball court on the  
4 front, where David's pointing the laser, and  
5 two penthouse units. They have the terraces --  
6 large terraces, that wrap around the building,  
7 on the north and on the south. Those will be  
8 private terraces for the unit itself.

9 We can go to the next slide.

10 This is a view from the corner of Navarre  
11 and Alhambra, and you can see that, in part of  
12 the design of the building, we've tried to  
13 break it down into smaller elements and into  
14 elements that allowed us to use a lot of the  
15 architectural pieces that a lot of the City's  
16 founding architects used, and so we -- and I'll  
17 show you, as we move around the building. The  
18 set of slides is intended to kind of take you  
19 around the building.

20 One of the things that we've always felt is  
21 that, because it's an entire city block, the  
22 building is going to be viewed from every  
23 street and so every -- every view should be  
24 exceptional, and every view is, essentially, a  
25 front view. So we've taken, you know, great

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1 that he used, so we've introduced a lot of  
2 those elements into the building, for the tower  
3 and for the roof and for the ground level, the  
4 pedestal piece.

5 This is an aerial view of the front of the  
6 building, the Alhambra side, from above, and  
7 one of the things that we've also done is, in  
8 the tower elements, we have parapet walls that  
9 go to conceal all of the mechanical equipment,  
10 so that it -- essentially, the roof will be  
11 given to two larger units, that have some  
12 really super terraces, and the rest of the roof  
13 element is used as -- excuse me -- the amenity  
14 space. And one of the things that we're  
15 proposing to have is a pickleball court on the  
16 front, as pickleball has really been a popular  
17 sport and has taken off.

18 So you see, actually, in the -- David, I  
19 don't know if you can use the laser to -- on  
20 the roof -- on the tower elements -- on the  
21 tower elements, we've concealed all of the air  
22 conditioning equipment, so none -- all of the  
23 mechanical equipment will be totally concealed  
24 from the street and from the view. So all you  
25 really see is just, you know, the nice

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1 lengths to try and create a lot of detailing  
2 and activity and amenities that re-enforce that  
3 feeling.

4 If you'd go to the next slide.

5 This is a view from Alhambra and Navarre,  
6 again, at the street level, so that you can see  
7 the pedestal. The retail -- as a mixed-use  
8 project, we have retail on the ground floor.  
9 The second level is an office level, and we put  
10 that in, both, as a way to animate the street  
11 and to create activity and lights, so that  
12 you're not just looking at a parking garage.  
13 The office level is actually a liner element,  
14 that conceals the parking on the second level,  
15 and you'll see that and we'll show you that in  
16 the plan, to understand.

17 And the third level is, really, the only  
18 full parking level that we had in the building,  
19 to satisfy -- all of the parking is completely  
20 satisfied in the building. We have 146 spaces.  
21 We're over the requirement.

22 And, again, one of the things that was  
23 important to us architecturally was kind of  
24 these reinforced corners, so that there's a  
25 prominent decorative element that goes all of

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1 the way from the roof line cornice piece all of  
2 the way and flares out at the bottom to create  
3 an anchoring where the building grounds it to  
4 the ground plane.

5 We can go to the next slide.

6 This is a view from Navarre, and you can  
7 see that the little historic building, that's  
8 always been a very important element, we've  
9 felt, in the process of designing the building,  
10 and one of the reasons also that we were  
11 looking to try and find some more park space  
12 for the building, we're actually substantially  
13 over the amount of green space required. We  
14 have about 6,000 square feet over the -- sorry  
15 for this technical -- we have about 6,000  
16 square feet over the open green space  
17 requirement, that's required by Code, and we  
18 used that to create the park on the northwest  
19 corner of Navarre and Galiano, to really give  
20 the historic building enough breathing room, so  
21 it doesn't get lost in the project and it  
22 doesn't feel like it's squeezed or sandwiched  
23 in.

24 In addition, one of the things that we're  
25 also proposing to do is to create a green wall

17

1 when the building was thinner and taller, we  
2 had sufficient room to put the pool and some of  
3 the amenities on the pedestal level, at the  
4 fourth level. When we -- just kind of like a  
5 balloon analogy, when you've got the same  
6 volume, but you're pushing the height down, the  
7 building kind of expands, and so what we wound  
8 up doing is putting the amenities on the roof,  
9 and so you see, on the top of the Navarre and  
10 Galiano corner, is where we've got the pool and  
11 the pool amenity, the spas, and then there's  
12 also an area for the residents as open cookout  
13 areas and lounge areas. So it's -- we feel  
14 it's going to be a really spectacular view from  
15 up there, and, really, a nice amenity for the  
16 building to have the roof pool.

17 This is the corner from Navarre and  
18 Galiano, looking back at the park and the  
19 historic building, and you can see that -- you  
20 know, what's really nice about the open park is  
21 that it really provides a lot of viewing area  
22 for the historic building. The historic  
23 building is really a gem. It's really just a  
24 really nice little structure. We couldn't --  
25 when we were doing the studies, we couldn't

19

1 on the garage structure behind the building, so  
2 that it essentially brings out the building and  
3 makes just a very green, lush backdrop to the  
4 historic structure.

5 Our parking garage entry, exit and service  
6 is just to the left of that, and there's a  
7 little dog park, that a dog -- I should say,  
8 really, more of a dog walk, because it's not  
9 really very large, but it's an area the  
10 residents can use to walk their dogs. And,  
11 then, on the north side, to the right, you will  
12 see, you know, the large private park that  
13 we're creating as the buffer.

14 Again, there's -- the arcade goes  
15 completely around the building, at the ground  
16 level. At this level, the only -- this corner,  
17 and the Galiano side, is the only side that has  
18 the exposed parking at the second level. All  
19 of the other streets sides and the east portion  
20 of Navarre has the office space, but you can  
21 see the large green open space that we've used  
22 to buffer the historic building.

23 Go to the next one -- I'm sorry, before --  
24 just to quickly talk about one thing, one of  
25 the things that -- in the previous version,

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1 really find very much information on who the  
2 architect was, there was very limited  
3 documentation, but the structure itself is  
4 really, really nice. It's like somebody walked  
5 out of the door in 1929 and just left things  
6 exactly the way that they were.

7 There's Breccia Bernice floors, there's all  
8 kinds of -- it has these Pecky Cypress ceilings  
9 and ceiling beams. It has all of these hand  
10 painted ceramic tile floors, that -- with  
11 little individual hand painted Spanish ceramic  
12 tiles. So it's, really, a gem, that I think is  
13 really going to be an enhancement to the -- and  
14 we're going to be -- the only issue is that  
15 it's going to be difficult to try and find an  
16 adaptive reuse. We're in the process of trying  
17 to study all of the possibilities. It's  
18 difficult, because, obviously, it was built in  
19 1926, and it just doesn't comply with ADA  
20 standards and with accessibility and all of the  
21 things that it would need if it is used by the  
22 public, would be required by ADA requirements.  
23 So we're studying how to try and keep the  
24 building and use it in a special way, that  
25 would allow it to stay the way that it is.

20

1 It's really beautiful. Anyway, so that's --  
2 this is, again, the corner.

3 If we move to the next, this is along the  
4 Galiano side, and in the areas where the  
5 building pulls back, on the amenity level,  
6 we've created lush gardens. And the garden  
7 that David is showing right now is kind of an  
8 amenity piece to the interior amenities that  
9 will be connected with that, the gym and the  
10 workout rooms and spa and sauna, but the  
11 majority of the units on the amenity level have  
12 these really large terraces that are going to  
13 be, for the residents, really, incredible.

14 If we can move to the next.

15 This is a ground view from the corner of  
16 Minorca and Galiano. So you can see how the  
17 building -- one of the things we were trying to  
18 also do is to make sure that, massing wise,  
19 that it really pulled back from the street and  
20 didn't feel overpowering and that it just had  
21 the feel or the fit, and you can see, again,  
22 that one of the corners -- all four of the  
23 corners of the main building on Alhambra are  
24 treated in the same way and come down to the  
25 ground, and so that each of the elements of the

21

1 Alhambra.

2 We've got retail space on the ground level.  
3 There's a series of lobbies that access the  
4 office space, and, then, also access -- that is  
5 separate from accessing the tower.

6 If we can go to the next.

7 This is the second floor, that you can see  
8 the office space wraps around the Navarre and  
9 the Minorca side, so that only the Galiano side  
10 has the visible parking.

11 The third floor is our total parking.

12 And this is the amenity level -- or the  
13 pedestal level, on the top, the fourth floor,  
14 that has the amenities and starts the beginning  
15 of the units.

16 This is the typical floor for the  
17 condominium.

18 And then this is the roof, where you see  
19 the two large units that are on the roof, that  
20 have their own private terraces and the amenity  
21 space and pickleball court in the center.

22 And this is just a roof plan, that shows  
23 the equipment.

24 The materials we're using is, we're using  
25 barrel tile. We've got the different types of

23

1 pedestal kind of plug into that tower piece.

2 This is a view from Alhambra and Minorca,  
3 and one of the things, again, that we're also  
4 doing is, we've got a really -- what we feel is  
5 a beautiful cornice piece, that wraps the roof  
6 and ties all of the towers together. Again, in  
7 one of the architecture -- Med Bonus  
8 architectural studies that we did, we found  
9 that that was really an element that was used  
10 extensively, the way that they would tie the  
11 tower -- or the roof line into a tower, to  
12 make -- as a way of terminating it.

13 And this is -- we're back to the front  
14 elevation of Alhambra.

15 We're very proud of our building, so I like  
16 talking about it. I'm sorry to take your time.

17 This is -- as you can see from the site  
18 plan, we've totally wrapped the building with  
19 arcades, and so that -- and we have -- that  
20 goes completely around the building, with the  
21 exception of the historic portion.

22 There's also a paseo that goes through.  
23 We've consolidated, again, all of the services  
24 and entry drives on the Navarre side, which is  
25 away from the school side and the traffic on

22

1 stucco finishes, smooth and textured. We're  
2 using precast stone over some of the  
3 architectural elements on the building. We're  
4 using natural stone on the lower pieces of the  
5 building, where the public is. We're using rod  
6 iron and decorative grills that have a very  
7 distinct Mediterranean feel.

8 This just gives you an idea. This is of  
9 an -- typical tower and elevation and section  
10 that shows how the step back and -- the setback  
11 and the step back works.

12 And that's the end of the presentation.

13 CHAIRMAN AIZENSTAT: Thank you.

14 MR. PRATT: Thank you.

15 MR. GARCIA-SERRA: Thank you very much,  
16 Glenn and David.

17 So this project has been very well received  
18 by the City Boards that previously reviewed it.  
19 Staff is recommending approval.

20 Earlier this afternoon, I spoke with  
21 Jennifer about an additional condition of  
22 approval, in response to some neighborhood  
23 input that she received, and that is to  
24 incorporate a requirement for construction  
25 parking as part of our construction management

24

1 plan, in other words, where the contractors are  
2 going to park. So that's something that we're  
3 acceptable to, and we can proffer that as part  
4 of a new condition of approval.

5 In response to neighborhood input, we are  
6 also proposing to further buffer the pickleball  
7 court with some landscaping around the  
8 pickleball court.

9 And there is one condition of approval that  
10 we would like discuss, but I'll wait for public  
11 comment, and then, as part of the rebuttal,  
12 we'll discuss it. It has to do with  
13 streetscape.

14 This project, you know, we believe is a  
15 relatively low density, high quality project,  
16 consistent with what the City wants to see, and  
17 consistent with the Zoning of the property, and  
18 so we're proud of it and stand by it and we  
19 have the whole team here ready to discuss and  
20 answer any questions you might have.

21 Thank you.

22 CHAIRMAN AIZENSTAT: Thank you.

23 MS. GARCIA: Good evening. Jennifer  
24 Garcia, Planning Official.

25 Could I have the PowerPoint, please? Could

25

1 square feet, a pedestrian paseo that cuts in  
2 the middle of the building, and is also wrapped  
3 with an arcade around all -- I believe, all  
4 sides of the building, the ground floor  
5 commercial flex space, as well as a big  
6 entrance and exit off of Navarre, on the north  
7 side -- on the northeast side of the building,  
8 and then the adaptive reuse of the historic  
9 building on the north side.

10 So the open space provided is 23 percent.  
11 The requirement is 10 percent. So they're well  
12 over the required amount of open space.  
13 Density in this area, because we're in the CBD,  
14 is unlimited, but they're proposing 70 units an  
15 acre or 78 units. The height is 97 feet at  
16 eight stories, and the FAR is 3.5, and that's  
17 including the Mediterranean Bonus, the .5  
18 additional FAR. The front setback is allowed  
19 to be a foot -- I'm sorry, zero feet, and the  
20 upper floor setbacks are at 10 feet, and they  
21 remain at that. It varies, according to the  
22 side of the building.

23 The parking spaces, they are above the  
24 requirement, 146 spaces, and paseo parking, as  
25 well, at 22 spaces, when 18 is required.

27

1 I have Staff's PowerPoint, please? Thank you.

2 Okay. So 33 Alhambra is requesting one  
3 request and that's a mixed-use site plan. As  
4 you know, in the City of Coral Gables, whenever  
5 you meet the threshold of 20,000 square feet,  
6 it triggers a site plan review by conditional  
7 use. So it goes through Planning and Zoning  
8 and the Commission for eventual adoption.

9 As you know, the location is an entire  
10 block, south of Navarre, just -- I guess, the  
11 southeast of Alhambra, on the southeast,  
12 Galiano and then the leg of Minorca.

13 Here's an aerial showing of the location.  
14 You can see the median of Alhambra Circle.  
15 It's just east of Gables Prep Elementary  
16 School.

17 And this is a view looking west. You can  
18 see there right now there's existing  
19 multi-family buildings on the property. As you  
20 know, the property was rezoned, I believe,  
21 seven years ago, from multi-family to  
22 mixed-use. So right now -- the use there right  
23 now is multi-family.

24 So the mixed-use site plan consists of a  
25 park that's on the north side, almost 3,000

26

1 So this is a view looking south at the  
2 building. The residential units are above the  
3 office space and the commercial ground floor.  
4 You can see the adaptive reuse of the historic  
5 building there, on 42 Navarre, and then the  
6 corner Park Plaza Area, on the bottom of the  
7 screen.

8 So this was reviewed by DRC this year in  
9 May. They had a Neighborhood Meeting, as  
10 required, before the Board of Architects, in  
11 July. They went to the Board of Architects  
12 once, in August. They had an additional  
13 required Neighborhood Meeting again, before  
14 coming to this Board, in late August, and here  
15 we are today for the Planning & Zoning Board  
16 Meeting. They're scheduled to be reviewed by  
17 the School Community Relations Committee later  
18 this month.

19 So letters were sent out to property owners  
20 and properties within a thousand feet of this  
21 property. As you can see, there are two  
22 schools that are within the radius, which is  
23 why it's triggering the review by the School's  
24 Committee. And these were letters sent out  
25 three times, for two Neighborhood Meetings and

28

1 tonight's meeting, as well as the property was  
2 posted three times, for DRC, Board of  
3 Architects and PZB. The website was also  
4 posted three times, the newspaper advertisement  
5 was once, and there was also an e-mail sent out  
6 last week to those who are subscribed to our  
7 e-mail server.

8 So Staff has determined that it is  
9 consistent with the Comp Plan, it does comply  
10 with the Zoning Findings of Fact, which is  
11 found in your Staff report, and it's satisfied,  
12 as long as the conditions of approval, which  
13 are listed in your Staff report -- and these  
14 are the highlights, that there Alhambra Circle  
15 sidewalk remain open, as well as the school  
16 pick up and drop off unaffected during  
17 construction; shade trees and a bike path and  
18 crosswalk on Alhambra Circle; and then  
19 landscape bump outs on both sides at all three  
20 adjacent intersections; paseos arcades to be  
21 publicly accessible at all times; raised  
22 crosswalk, for safety of the elementary school  
23 nearby, at Minorca and Galiano; and, then, a  
24 minimum of 75 percent of the ground floor  
25 retail to be leased within one year after the

29

1 received anything in the mail, even though I'm  
2 within 20 feet, 50 feet of the right-of-way.  
3 Maybe it goes to the management, but I don't  
4 know. We so see the little sign, that's  
5 smaller than this, but that's it.

6 I wanted to say a few things, and I think  
7 one is regarding architecture, which I'll also  
8 speak after this. I think we do need to look  
9 at the Mediterranean architecture. You know, I  
10 think that these towers do not show  
11 Mediterranean architecture. It's very modern.  
12 Not that it doesn't look attractive or good,  
13 but if you're getting a Mediterranean Bonus,  
14 then I think it should look Mediterranean. You  
15 know, that's part of the motif of the  
16 community.

17 I do think that this street, Alhambra, is a  
18 place where people do have a tendency to speed.  
19 I've seen rollover accidents, because people  
20 got T-boned at some of these intersections.  
21 It's a very wide street, but it has no markings  
22 on it, so it would be very easy to convert to a  
23 bicycle lane, it would be very easy to expand  
24 sidewalks, very easy to add, you know,  
25 landscape and everything, and really make it a

31

1 last Temporary Certificate of Occupancy.

2 This is a concern the neighbors had, that  
3 the building to the south, the Columbus Center,  
4 has been vacant since construction. This is to  
5 kind of help them think about leasing out that  
6 ground floor space.

7 That's all I have. Thank you.

8 CHAIRMAN AIZENSTAT: Thank you.

9 Jill, how many speakers do we have in  
10 Chambers?

11 THE SECRETARY: In Chambers, I believe we  
12 have one. Mr. Adams, did you sign up?

13 CHAIRMAN AIZENSTAT: Let's go ahead and  
14 call the speaker, please.

15 THE SECRETARY: Alex Adams.

16 MR. ADAMS: Hello. Good evening. My name  
17 is Alex Adams. I live at 50 Minorca. So I can  
18 almost spit from my balcony onto this project.  
19 I actually live in the northwest corner of the  
20 building, so I'm right square on that corner,  
21 with the AT&T side. I'm probably the closest  
22 person that you can possibly get to the  
23 building.

24 Maybe because we are renters, I've never  
25 received a notice on this project. I've never

30

1 greet street. I understand they only control  
2 one side of one block, but, you know, we have  
3 to think with -- to the City as a whole.

4 One of the other things that I would ask  
5 the applicant, is that -- for some reason, it's  
6 come up in other projects here in Downtown,  
7 there seems to be a hard time getting the gray  
8 FP&L light poles that the City really went  
9 through a lot of, you know, time and effort to  
10 get special lights. So if -- when they're  
11 doing their site, you know, please take the  
12 poles somewhere and save them, so that you can  
13 put them back in, so that we don't end up with  
14 black poles on one block and the gray poles on  
15 every other block, and end up with a mismatch,  
16 you know, when we finish the project. That's  
17 happened with other projects in Downtown. So  
18 that's one thing I would say.

19 The retail, I don't see how it's even  
20 legally possible to ask that they lease it in a  
21 year. It's not going to happen. I live right  
22 across. I've lived there since the building  
23 opened. For five years, it hasn't happened.

24 The historic rehab has done very well next  
25 door, the old motel, hotel, La Palma, but in my

32



1 building, there has been, you know, no  
2 activation, and I can't think of what retail is  
3 going to come this far off of Alhambra. Even  
4 Alhambra, you look at Allen Morris' Building,  
5 it has a great outside balcony and all, and for  
6 a while, they tried to get a restaurant there,  
7 and that even hasn't worked. So I think it's  
8 very tough.

9 This developer, if I'm correct, has done a  
10 lot of townhouses. I don't know if it's  
11 possible, but something similar to what's over  
12 at -- near the Phillips Park, you know, where  
13 you have the two-story townhouses surround the  
14 bottom, I think would be probably much better  
15 than retail and the office. The office has  
16 worked -- where it's worked is at 55 Merrick.  
17 That's where an office has worked on the second  
18 floor. I've lived in that building. I've  
19 lived in 10 Aragon. I've lived in 55 Merrick.  
20 I've lived in 50 Minorca. I've been in  
21 Downtown for the last 15 years. So I really  
22 know Downtown, and I love Downtown, and we  
23 don't use our car once we park. You know, we  
24 use the Freebee, we use the trolley. It's a  
25 great place to be. It's an awesome place. I

33

1 CHAIRMAN AIZENSTAT: Thank you for taking  
2 the time to come.

3 Jill, do we have anybody else in Chambers?

4 THE SECRETARY: No.

5 CHAIRMAN AIZENSTAT: How about Zoom?

6 THE SECRETARY: No one has indicated they  
7 wish to speak.

8 CHAIRMAN AIZENSTAT: No one on Zoom? And  
9 the phone platform?

10 THE SECRETARY: No.

11 CHAIRMAN AIZENSTAT: Okay. At this time,  
12 I'd like to go ahead and close it for public  
13 comment and open it up to the Board.

14 Chip.

15 MR. COLLER: We do need a rebuttal from the  
16 applicant.

17 CHAIRMAN AIZENSTAT: Sorry. That is  
18 correct.

19 MR. GARCIA-SERRA: It's okay. We'll make  
20 it relatively brief.

21 So, first, I think, discussing Mr. Adams'  
22 comments, many of them which I think are well  
23 thought out, we've worked with him before in  
24 many capacities, the architecture I think is  
25 something which all of you will be discussing

35

1 love going to play soccer at the park and  
2 everything else.

3 And the one part I didn't understand from  
4 the applicant was where this pickleball court  
5 -- I don't know. Is that replacing the pool or  
6 -- I missed it.

7 MR. PARDO: 8th floor.

8 MR. ADAMS: It's on the 8th floor? So it's  
9 a not a pool, it's a pickleball court?

10 MR. PARDO: (Inaudible.)

11 MR. ADAMS: Oh, there's a pool and a  
12 pickleball, okay.

13 Okay. And the historic house, I heard  
14 about rehab, but can it not be a single-family  
15 residence like it is or it can't be just a  
16 residence? I mean, because, you know, they're  
17 in popular demand and I think somebody would  
18 pick that up quickly, if it was just a  
19 residence, an extra, you know, one unit, that  
20 sort of thing.

21 So I really enjoyed the big balconies, you  
22 know, the nice luxury of the building, and  
23 saving the historic house, and that's all I  
24 have, really.

25 Thank you for your time.

34

1 probably later tonight as part of a separate  
2 item, overall, what the City's policy is with  
3 architecture, but this project has gone through  
4 the process that's required.

5 You know, it went to the Board of  
6 Architects, was approved, one presentation at  
7 the Board of Architects for Mediterranean  
8 design architecture, and so we're working and  
9 we're living by the rules that are applicable  
10 to us right now.

11 Traffic and speed along Alhambra, point  
12 well taken. We are narrowing down Alhambra  
13 with streetscape improvement. It's going to be  
14 considerably widened sidewalks and landscape  
15 bulb outs, an area for parking and so forth,  
16 which Glenn could go into in more detail, but  
17 that should help to slow down parking (sic),  
18 and we are conscious of trying to make  
19 Alhambra, you know, a street that really is  
20 enjoyable from a pedestrian and cyclist point  
21 of view.

22 The gray FP&L light poles, we've come  
23 across this in other projects, the same  
24 developer, actually, in another project, the  
25 Village, not too far away, so -- and,

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1 definitely, we will save whatever light poles  
2 that there are, historic light poles, in the  
3 property, and reuse them.

4 The retail requirement is something, again,  
5 also, that's required by the Code. You know,  
6 the Code requires a certain amount of, you  
7 know, commercial, non-residential space. So  
8 that's what we have there. We're confident  
9 that with the quality of the project, the size  
10 of the project, the size of the retail spaces,  
11 their exposure to the street, that they will be  
12 successful. And the office space on the second  
13 floor, a very good chance that the client  
14 itself, the developer, might very well end up  
15 moving his offices there. So the office is  
16 probably already spoken for.

17 The historic home, historically has been a  
18 home, we were thinking of some sort of  
19 commercial use there. We have to see how it  
20 affects the numbers for the commercial use.  
21 You know, we're not entirely opposed to the  
22 idea of residential on the ground floor, but  
23 the Code really doesn't lend itself to putting  
24 residential on the ground floor. So those are  
25 our responses to those points.

37

1 On the conditions of approval, you'll note  
2 that in Conditions 4-H and 5-F, there are  
3 requests for putting landscape bulb outs on the  
4 other side of the street, on the opposite side  
5 of the street from the project, at three  
6 different points, Alhambra and Minorca,  
7 Alhambra and Navarre and Galiano and Navarre.  
8 We're fine with putting them in at Alhambra and  
9 Minorca and Alhambra and Navarre. The Galiano  
10 and Navarre intersection, putting that  
11 improvement on the other side of the street, we  
12 have some trepidation with, because that block  
13 to our north has been complete assembled.  
14 There's one owner now of that block. It's  
15 reasonable to expect that sooner or later that  
16 property will be redeveloped and we feel,  
17 putting in the costs, you know, on top of it,  
18 when you consider what you might have to pay  
19 for loss of on-street parking and so forth, is  
20 just being excessive, in other words.

21 We feel, at some point there will be  
22 another development on that block, that will be  
23 responsible then for putting in those  
24 improvements. We're fine, of course, with  
25 doing everything on our side of the street, as

38

1 well as on the opposite sides of the  
2 intersection at Alhambra and Minorca and  
3 Alhambra and Navarre.

4 So, with that said, you know, I think we've  
5 made a pretty full presentation here, explained  
6 to you how we've gone through this process and  
7 now have a project which we think complies a  
8 hundred percent with the Code and is worthy of  
9 your approval, and we ask that you follow your  
10 Staff's recommendation of approval.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MR. GARCIA-SERRA: Thank you. Sure.

13 CHAIRMAN AIZENSTAT: Chip.

14 Before you proceed, I just want to make  
15 sure, we received some e-mails, Jill, and those  
16 are being placed on the record?

17 THE SECRETARY: Yes, they are, and they're  
18 also in front of your area there.

19 CHAIRMAN AIZENSTAT: Correct. Okay. Thank  
20 you.

21 Chip.

22 MR. WITHERS: I have no comment.

23 CHAIRMAN AIZENSTAT: Okay.

24 MR. WITHERS: No. I mean, it's an  
25 irregularly shaped lot. You're in compliance

39

1 with basically your FAR, your height, your  
2 setbacks, so --

3 MR. GARCIA-SERRA: It is a unique block.

4 MR. WITHERS: I don't have anything to say.

5 MR. GARCIA-SERRA: Thank you. Hopefully  
6 positive, though.

7 MR. WITHERS: I'm speechless.

8 CHAIRMAN AIZENSTAT: Thank you, Chip.

9 Felix.

10 MR. PARDO: I'd like to hear what Sue has  
11 to say, if you don't.

12 CHAIRMAN AIZENSTAT: Of course.

13 MS. KAWALERSKI: Hi, Mario.

14 MR. GARCIA-SERRA: Hi. How are you, Sue?

15 MS. KAWALERSKI: Well, first of all, thank  
16 you for bringing the project down to a  
17 manageable size, because I remember, a year  
18 ago, we were aghast at how large it was. So I  
19 applaud your efforts for doing that.

20 A couple of things. You know, the windows,  
21 I couldn't tell what kind of windows they were.  
22 In one depiction, it looked like it was just  
23 the regular window, without any -- do they call  
24 them mullions?

25 MR. WITHERS: Yeah.

40

1 MS. KAWALERSKI: Mullions.  
 2 MR. PRATT: Yeah. There will be divided  
 3 lines in the windows --  
 4 MS. KAWALERSKI: Okay, but there are  
 5 mullions on all windows?  
 6 MR. PRATT: Yes.  
 7 MS. KAWALERSKI: Okay. I really couldn't  
 8 tell, but thank you for clarifying that.  
 9 MR. PRATT: It goes with the architecture,  
 10 yes.  
 11 MS. KAWALERSKI: Got you, okay. Thank you  
 12 for clarifying.  
 13 On-street parking, are we taking away  
 14 on-street parking with this project?  
 15 MR. PRATT: No. All of the on-street  
 16 parking is remaining.  
 17 MS. KAWALERSKI: Okay. Fantastic. And  
 18 bulb outs, right? We're adding bulb outs?  
 19 Doesn't that count --  
 20 MR. PRATT: Yes. In fact -- we haven't  
 21 done an exact count, but there will probably be  
 22 a net increase, because we'll be eliminating  
 23 all of the entry drives that are for the  
 24 existing single units or for the smaller  
 25 buildings and all of those entry drives will be

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1 connected to parking areas. So there will be  
 2 an increase, actually, probably in the  
 3 on-street parking.  
 4 MS. KAWALERSKI: Okay. I've got a question  
 5 about -- you mentioned bike path, and in some  
 6 of the depictions, it shows a bike path, kind  
 7 of, sort of, and then disappears on Page 6 of  
 8 the presentation. There's no bike path. And  
 9 I'm not exactly sure what you mean by a bike  
 10 path. Are you talking about a bike lane?  
 11 Because a path, usually, is an off street --  
 12 MR. GARCIA-SERRA: Yeah, it's a lane.  
 13 MS. KAWALERSKI: Pardon me?  
 14 MR. GARCIA-SERRA: It's a lane, because it  
 15 would be on the street.  
 16 MS. KAWALERSKI: Okay. So it's a bike  
 17 lane?  
 18 MR. GARCIA-SERRA: Correct.  
 19 MS. KAWALERSKI: By the way, we're trying  
 20 to call them, in the County, mobility lanes,  
 21 because we wanted to accommodate e-scooters,  
 22 e-bikes, micromobility, in addition to  
 23 bicycles. So it's part of the jargon we're  
 24 trying to change over, so that we can actually  
 25 accommodate more than just bicycles, okay.

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1 So that's an actual lane, and I believe I  
 2 read it was five feet in width?  
 3 MR. PRATT: Six.  
 4 MS. KAWALERSKI: A six-foot bike lane?  
 5 That's rather wide for a bike lane. I mean,  
 6 that would be great. I know Alex would like  
 7 that.  
 8 And by the way, Alex, thank you for that  
 9 wonderful -- those wonderful comments.  
 10 MR. PRATT: I'm sorry, it's five, but it's  
 11 separated from the sidewalk -- I'm sorry, it's  
 12 five feet, but it's separated from the sidewalk  
 13 by a foot and a half buffer.  
 14 MR. SALMAN: Okay. What kind of buffer?  
 15 Is it a curb or is it at grade?  
 16 MR. PRATT: It will be just probably a  
 17 different material type that's --  
 18 MS. KAWALERSKI: Just a different material,  
 19 okay.  
 20 MR. PRATT: -- that will, you know, define  
 21 the sidewalk from the bike lane.  
 22 MS. KAWALERSKI: Okay. You know, the  
 23 safest thing to do these days with mobility  
 24 lanes is to paint them green. It's much more  
 25 attractive than asphalt, Number One, and it

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1 also is another visual cue for drivers to stay  
 2 out of the green. So would you consider  
 3 putting green paint on that?  
 4 MR. PRATT: I don't know if we can go back  
 5 to show that -- if we can bring it up on the  
 6 screen, because, actually, the bike lane is  
 7 incorporated -- it is away from the drive lane.  
 8 There's the drive lane, there's the parallel  
 9 parking, there's a landscape buffer, and then  
 10 there's a bike lane.  
 11 MS. KAWALERSKI: Okay. Do you have a  
 12 picture of that because --  
 13 MR. PRATT: Yeah, we're going to see if we  
 14 can bring that up in the site plan. All of  
 15 this, we've been working with Public Works to  
 16 implement.  
 17 Now, you'll see, you know here, if we can  
 18 enlarge the teal --  
 19 MR. GARCIA-SERRA: It's the area in blue,  
 20 right, Glenn?  
 21 MS. KAWALERSKI: The teal?  
 22 MR. PRATT: Yeah. Alhambra Circle --  
 23 MS. KAWALERSKI: Okay. There's Alhambra  
 24 Circle.  
 25 MR. FUENTES: Enlarge the bottom of the

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1 page.  
2 MR. PRATT: So you see the -- we have the  
3 have -- and maybe you can show it in the  
4 picture --

5 MS. KAWALERSKI: Oh, that teal, is that  
6 what you're talking about?

7 MR. PRATT: The teal is actually the bike  
8 lane, that is separate, and so that, for safety  
9 purposes, it's separated from the traffic by  
10 both, the parking lane and a landscaped area.

11 MS. KAWALERSKI: Okay. That's interesting.  
12 So how are you going to separate the parking,  
13 because people don't know how to park? How are  
14 you going to separate the parking from  
15 intruding into the bike lane?

16 MR. PRATT: I didn't understand what you  
17 were saying.

18 MS. KAWALERSKI: Well, it's an unusual  
19 configuration. Bike lanes are usually on the  
20 opposite side of parking. So the parking is  
21 usually by the sidewalk and a bike lane would  
22 be more towards the traffic.

23 MR. PRATT: Right. Well -- okay, now I  
24 understand what you're saying. I mean,  
25 on-street parking, the parallel parking, would

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1 for the connectability of all of the bike  
2 lanes. I know that maybe Jennifer could speak  
3 to that, but we're -- right now, what we are  
4 showing in the site plan is really what has  
5 been requested of us by Public Works and  
6 Planning.

7 MS. KAWALERSKI: All right. I mean, we're  
8 going to discuss later on the Live Local Act,  
9 and you read all through it that there has to  
10 be connectivity to transit of the bike lanes,  
11 for example. So the more we build out bike  
12 lanes, the more we fulfill our obligation for  
13 Live Local and all of these other projects that  
14 are coming up. But would you consider doing a  
15 bike lane all around the building?

16 MR. GARCIA-SERRA: We need to see what the  
17 costs are and we need to see what else might be  
18 requested of us, and I'm not sure,  
19 right-of-way, how much we have in those other  
20 streets. Alhambra is a wide right-of-way, and  
21 that --

22 MR. PRATT: Can we pan to the other --  
23 both, Minorca and Galiano and Navarre are very  
24 narrow right-of-ways, that I don't know that  
25 there's sufficient room.

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1 be accessed by way of you -- see the sidewalks  
2 that connect from the parking lane to the main  
3 sidewalk that is in the front of the picture?

4 MS. KAWALERSKI: No, I got it, but how are  
5 you going to separate the parking from the bike  
6 lane? Is it a stripe? Is it a --

7 MR. GARCIA-SERRA: The parking is in the  
8 white area.

9 MR. PARDO: See the green landscaping.

10 MS. KAWALERSKI: There's landscaping  
11 separating the parking?

12 MR. GARCIA-SERRA: Correct. The green --

13 MS. KAWALERSKI: I can't tell, from that  
14 depiction here. So there's a green buffer  
15 between the parking and the green bike lane --  
16 and the teal bike lane?

17 MR. GARCIA-SERRA: Correct. Correct. The  
18 parking is in the white area, landscaping  
19 buffer in green, and then teal is the bicycle  
20 lane.

21 MS. KAWALERSKI: Okay. Fantastic.

22 Did you ever consider making that bike or  
23 mobility lane all around the building?

24 MR. PRATT: We've been working with Public  
25 Works. So far, they haven't implemented a plan

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1 MS. KAWALERSKI: Okay. What are they,  
2 about ten-foot lanes on Minorca?

3 MR. PRATT: Yeah. Well, it's a ten-foot  
4 drive lane and an eight-foot parking lane, and  
5 then the remainder goes to a five-foot sidewalk  
6 and a landscaped area.

7 MS. KAWALERSKI: Okay. All right. So  
8 consider painting the bike -- the mobility lane  
9 green, please. It's just another visual cue  
10 that this is where bikes and other things  
11 belong and this is where cars belong, okay.

12 MR. GARCIA-SERRA: I think the teal was  
13 just placed there for illustrative purposes. I  
14 don't think the intent is --

15 MS. KAWALERSKI: Okay. And I couldn't even  
16 see that, to tell you the truth. That's why I  
17 said, where is the bike lane or bike path?

18 CHAIRMAN AIZENSTAT: Mobility lane.

19 MS. KAWALERSKI: Okay. And I think that's  
20 it for me. Thanks.

21 MR. GARCIA-SERRA: Thank you.

22 CHAIRMAN AIZENSTAT: Thank you very much.  
23 Felix.

24 MR. PARDO: So I have to commend the --

25 CHAIRMAN AIZENSTAT: Can you speak up into

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1 the --

2 MR. PARDO: I have to commend both, the

3 developer and the architects and land use

4 attorney --

5 MR. GARCIA-SERRA: A little bit, maybe.

6 MR. PARDO: Yes.

7 So I have to commend you, because basically

8 you have done what Allen Morris did. You

9 listened, you went back and addressed the major

10 points, the massing, the compatibility, and it

11 should be a beautiful project.

12 And I think that the only condition that

13 I'm a little concerned with so far is a

14 guarantee of retail of a certain percentage,

15 because by the time you permit it, by the time

16 you build it, you know, we could be in a

17 recession. It just doesn't make sense.

18 The use is there. Obviously, the developer

19 is going to rent it as fast as they can, to

20 make money as fast as they can, but to put that

21 as a caveat to holding the CO or TCO or

22 anything like that, I think it's the wrong

23 message. It's almost designing for failure on

24 that condition.

25 CHAIRMAN AIZENSTAT: Actually, just because

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1 -- I wanted to just say something on that note.

2 What happens if they don't rent it, the 75

3 percent? To me, that's a bigger concern. What

4 is the penalty?

5 MR. GARCIA-SERRA: So I had the same

6 concern, of course, when that sort --

7 CHAIRMAN AIZENSTAT: I'm sorry, Felix.

8 MR. GARCIA-SERRA: -- when that sort of

9 condition is suggested or placed, because it's

10 hard to know if you can comply with it, but the

11 wording of it did give us some comfort, but we

12 can discuss it further.

13 "The applicant shall use good faith

14 commercially reasonable efforts to cause at

15 least 75 percent of the gross leaseable area of

16 the ground floor retail commercial space to be

17 leased to tenants under executed leases within

18 one year after issuance of the last TCO or

19 Certificate of Completion."

20 So the commercially reasonable efforts, you

21 know, that language, sort of at least gave us

22 some comfort that, you know, there is a, you

23 know, criteria of reasonableness here, as far

24 as what has to be done, and I think what Staff

25 is responding to, and you heard it in Alex's

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1 comments, is the fact that there's a building

2 across the street, that has had a retail space

3 since the day it was built, and has never been

4 leased. Why, would be a good question. Maybe

5 the market just isn't there, it wasn't designed

6 well or whatever it might be, but we're open to

7 your thoughts on the issue.

8 You know, what gave us comfort was that

9 language of commercially reasonable efforts,

10 because, of course, we want to lease that

11 space. We built it. We need to make money out

12 of it. You know, we're going to make the

13 effort. But it's not guaranteed that we'll be

14 able to find a tenant within a year or whatever

15 amount of time.

16 MR. GRABIEL: Excuse me, is it retail or

17 could it be commercial?

18 MR. GARCIA-SERRA: That ground floor space

19 could be any sort of commercial use. So you

20 could have --

21 MR. GRABIEL: Is an office facility good --

22 MR. GARCIA-SERRA: You could potentially

23 have an office on the ground floor, you could

24 have a restaurant, you could have retail.

25 MR. GRABIEL: And that would be

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1 acceptable -- it would comply with the

2 requirement?

3 MR. GARCIA-SERRA: Right.

4 CHAIRMAN AIZENSTAT: Please, continue.

5 MR. PARDO: Sure.

6 So I've got to tell you that, one of the

7 biggest concerns I have is that I think that

8 the City has been a little lax on asking for

9 specific improvements that are adjacent to

10 properties. I don't think that it's right to

11 tell you to put a traffic light three blocks

12 away, unless you're impacting it directly, but

13 at the same time, every time I drive down

14 Ponce, between the Trail and Alhambra, we have

15 brand new projects that are going up, and some

16 that went up just a few years ago, and you

17 can't see the lines on Ponce when you're

18 driving. You can't see the lanes, because

19 they're completely just gone. And I really

20 believe that it's the responsibility of the

21 developer to do something, because it's a

22 safety thing, you know, very simple.

23 The City hasn't caught up with it. They've

24 been trying to, but when you build an entire

25 block, you have, you know, three sides around

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1 you in this parcel, I think, you know, painting  
2 the stripes, doing this, doing that, those are,  
3 you know, normal types of things and it should  
4 really be always a condition that Public Works  
5 places on you, but they haven't been doing a  
6 good job, as far as that's concerned.

7 The other thing is the silver white  
8 lights -- the historic silver white lights, I  
9 agree with Mr. Adams that, you know, they have  
10 to be amassed and preserved and reinstalled  
11 properly, and the other thing that was not  
12 mentioned is, you have a contribution of the  
13 Arts in Public Places. Are you contributing?  
14 Are you -- what are you doing with it?

15 MR. GARCIA-SERRA: Out intent is to  
16 contribute the money to the City fund.

17 MR. PARDO: Okay. Because -- I commend you  
18 on that, because recently, you know, people are  
19 coming up with their own art work and they're  
20 putting it in there, and you don't know what  
21 the worth is and that kind of thing, and we  
22 have a laundry list of art work that is, you  
23 know, a backlog, and we should be able to place  
24 them as part of the Arts in Public Places, but  
25 I think I wanted to go out of my way to tell

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1 would be fine with it.

2 MR. GRABIEL: I would. I don't know if the  
3 rest of the Board will support it, but I  
4 think -- it's not a retail street, it's not a  
5 pedestrian street, so it's going to be quite  
6 unique tenants that you put in there and I  
7 don't want to hurt the building for that  
8 particular issue.

9 I agree with the light posts. I live on  
10 South Greenway and we had the white light  
11 posts. One day, overnight, the City came in,  
12 took them out, and put in the ugly green ones.  
13 I don't want that to happen here. So I don't  
14 know if we can put that as part of our  
15 requirement in our motion, to make sure that it  
16 happens, and -- nothing, it's a great project.  
17 Congratulations.

18 MR. GARCIA-SERRA: Thank you.

19 MR. PRATT: Thank you.

20 CHAIRMAN AIZENSTAT: Thank you.  
21 Javier.

22 MR. SALMAN: Thank you.

23 I've only got -- first of all, a wonderful  
24 job. I think that it really is the right size,  
25 the project, for the site, to fit in much

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1 you that I think you guys have done a very good  
2 job in getting it right.

3 MR. GARCIA-SERRA: Thank you.

4 MR. PARDO: That's all, Mr. Chairman.

5 CHAIRMAN AIZENSTAT: Thank you very much.  
6 Julio.

7 MR. GRABIEL: It's a perfect project.

8 MR. GARCIA-SERRA: Thank you.

9 MR. GRABIEL: I like everything about it.  
10 I think --

11 CHAIRMAN AIZENSTAT: If you could speak  
12 into the mike, please.

13 MR. GRABIEL: I think the articulation of  
14 the facade, you've done a very nice job --

15 MR. PRATT: Thank you.

16 MR. GRABIEL: -- separating the base from  
17 the building itself, and that articulation  
18 around the ground floor is excellent, the  
19 circulation around the building.

20 I have the same problem that has been  
21 brought up, that what happens if you don't  
22 lease the ground floor? So I don't know if  
23 there's anything we can do to make that --

24 MR. GARCIA-SERRA: You could always  
25 recommend that condition be dropped and we

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1 better with the surrounding buildings and I've  
2 only got two issues, so congratulations.

3 And the two issues I have, like just about  
4 everybody on this Board, that 75 percent  
5 requirement doesn't make any kind of sense,  
6 with regards to leasing it within a year. It  
7 might happen within a month, but we don't --  
8 it's beyond anyone's control how that's going  
9 to happen. So I would be in favor of removing  
10 that as a requirement.

11 Now, with regards to the pickleball court,  
12 you have it on the Alhambra side, on the 8th  
13 Floor.

14 MR. GARCIA-SERRA: A little bit higher.  
15 Actually, it's the 9th. It's at the roof  
16 level.

17 MR. SALMAN: The 9th, I'm sorry, on the  
18 roof.

19 MR. GARCIA-SERRA: Yes.

20 MR. SALMAN: Okay. What kind of enclosure  
21 are you going to have around it, with regards  
22 to be able to control the play?

23 MR. PRATT: There's a six-foot high --  
24 actually, six-foot-seven-inch high parapet wall  
25 that goes on the street side, and in the -- on

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1 the other two, they're blank walls,  
2 essentially, with recessed niches that we were  
3 using to place landscaped lines that would grow  
4 up and be like a green barrier in there. And  
5 one of the things that we were also exploring  
6 was to use a mass --

7 MR. FUENTES: It's --

8 MR. COLLER: Do we have your name?

9 MR. PRATT: Yeah, a soundproofing material  
10 that would also tend to deadened the sound. So  
11 it's kind of well-contained, actually, on the  
12 three sides, with the full height of the  
13 building and the adjacent apartments,  
14 condominiums. So the only open side is really  
15 the Alhambra side, and like I said, that has a  
16 parapet wall in front of it.

17 MR. SALMAN: And will that  
18 six-foot-seven-inch parapet wall be enough or  
19 are you going to have to put something above  
20 it, because it can get pretty spirited?

21 MR. PRATT: We were hoping not to put  
22 anything above it.

23 MR. SALMAN: Well, that's my concern, that  
24 it's going to be six-foot-seven, and after the  
25 20th ball that comes out and lands on

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1 MR. SALMAN: All right. That would address  
2 the noise and the liability concern that I see.

3 The final question is, why didn't you put  
4 bike lane on the other side of the parking and  
5 pull the parking back?

6 MR. PRATT: That was a request by Planning,  
7 for that particular layout --

8 MR. SALMAN: Because that's not standard  
9 for bike lanes.

10 MS. KAWALERSKI: That's right.

11 MR. PRATT: We felt that it gave more  
12 safety for the users of the bike lane or the  
13 mobility lane, I think you called it, in that,  
14 you know, they're not directly within the  
15 traffic lane or adjacent to the traffic lane,  
16 and, you know, it also, you know, allowed  
17 for -- I think, in terms of just the biking  
18 experience, you know, it's much nicer to be --

19 MR. SALMAN: There are definitely pros and  
20 cons to it, because mixing vehicles and cars on  
21 the same plane is always not -- not always a  
22 good idea. But my concern is, you have a bike  
23 way, bike path, because it's not a bike lane,  
24 it's a bike path, when it's inside the block --

25 MR. PRATT: Right.

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1 somebody's head on Alhambra, you're going to  
2 have somebody calling and asking you, why are  
3 you not putting a screen around it, and that is  
4 going to have an aesthetic effect --

5 MR. PRATT: Yes.

6 MR. SALMAN: -- that is not going to be  
7 pleasant. So I like the idea of the green  
8 walls, because they do mediate some of the  
9 sound. Perhaps you study some sort of --  
10 either get rid of the pickleball court or  
11 figure out maybe how to cover the green all of  
12 the way across, so that it becomes a band --

13 MR. PRATT: Yeah. So that's possible, to  
14 do something with landscaping, yes.

15 MR. SALMAN: -- that goes on top of the  
16 parapet wall, that some more can protect the  
17 people down below, as well as the owner, from  
18 the liability of these things coming out. That  
19 would be my suggestion. What you do is up to  
20 you.

21 MR. PRATT: Okay.

22 MR. SALMAN: I'm not going to hold it as a  
23 condition of approval, but that's what I see is  
24 going to be a problem.

25 MR. PRATT: Okay.

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1 MR. SALMAN: -- running through a green  
2 space, my concern is, you're setting a  
3 precedent for the rest of the buildings that  
4 are going to be happening around, that will  
5 eventually come and the connectivity, some of  
6 the changes -- it doesn't make any sense,  
7 because the County standard for that is on the  
8 street, as I recall.

9 And my question is, because you will have a  
10 situation of people turning, making a turn  
11 movement at either end, and all of a sudden, a  
12 guy on a bike pops out --

13 MS. KAWALERSKI: That happens on the  
14 street, though, to tell you the truth. I mean,  
15 it's an interesting application, and it is  
16 perfectly okay by County standards. Okay.  
17 It's actually safer. It makes people feel  
18 safer, the way that you've designed it, for the  
19 leisure cyclist, the commuter cyclist and this  
20 is a residential area.

21 But Javier, on the other hand, does have a  
22 good point. You're setting a precedent for the  
23 rest of Alhambra.

24 MR. PRATT: I think that part of the  
25 precedent that is being set is that Alhambra is

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1 really a very unique street, in that it has the  
2 extra width, you know, it's a double lane, and  
3 it's a very -- 120-foot right-of-way, but  
4 Galiano and all of the other side streets --  
5 or, I think, the other -- you know, however the  
6 final route for connecting the bike circulation  
7 pathways, they're going to have to deal with a  
8 much narrower right-of-way, and actually won't  
9 have the ability to probably implement putting  
10 the bike lane or the mobility lane adjacent to  
11 the sidewalk. It's going to probably have to  
12 be in the street.

13 So, I think, as far as setting a precedent,  
14 I think it may hopefully set it on Alhambra,  
15 but it's probably not going to be able to be  
16 applied to any other street, other than, you  
17 know --

18 MS. KAWALERSKI: I mean, it may, on another  
19 residential street. I mean, like I said, the  
20 application is interesting. It will create a  
21 sense of safety for the non-confident cyclist.

22 MR. PRATT: Yeah.

23 MS. KAWALERSKI: But if the building,  
24 again, that is built next to yours, you know,  
25 they have to have the same application,

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1 from our point of view, whether it's on one side  
2 of the parking or the other, you know, I don't  
3 think is a big --

4 MR. SALMAN: That's it. That was my  
5 opinion and my suggestions. It's going to be  
6 ultimately whatever the County grants you to  
7 do, because all of the roads are County roads,  
8 whether we like them or not.

9 MS. GARCIA: I just want to clarify the  
10 whole Alhambra streetscape. So, in 2015, there  
11 was a North Ponce study. All of these streets  
12 were highlighted by the residents as dangerous  
13 streets. This is one of those ideas that was  
14 actually presented to the community back in  
15 2015, 2016, and they liked the idea. So what  
16 they're doing is, they're just implementing  
17 that idea for their block, and hopefully the  
18 people next to them will implement it on that  
19 block, and eventually the City will eventually  
20 take over the entire block.

21 It's an active -- I don't want to say  
22 active, it's a proposed CIP project for the  
23 City to do, once we have the funding for it, so  
24 it's helpful that these segments have been  
25 built into it.

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1 otherwise you're going to have kind of like a  
2 zigzaggy mobility lane.

3 MR. PRATT: Correct. Correct.

4 MR. GARCIA-SERRA: If I may, on that point,  
5 luckily, this is not necessarily the final end  
6 all be all tonight. You know, the condition is  
7 even worded in such a way that we need to work  
8 with the County, we need to work with the other  
9 departments within the City, to sort of figure  
10 out, you know, what the appropriate layout is,  
11 and just based on other projects, I know the  
12 County always has a lot to say, you know, about  
13 what should be done.

14 So, you know, I think -- it's already in  
15 the condition. We could perhaps reinforce that  
16 more, that it's still subject to these further  
17 analyses and discussions and sort of a  
18 conclusion by professional staff involved as to  
19 what's the right thing to do.

20 I think, from our point of view, I sort of  
21 like it, but that's me. Imagine, I don't know  
22 too much about this, but it feels safer. You  
23 know, it feels safer, you know, riding along  
24 there, but what the professionals say, at the  
25 end of day, I guess, is what we should do, and

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1 MS. KAWALERSKI: Okay. Well, that's good  
2 to know, that that is going to be the standard,  
3 then, on that street, per the streetscape plan.  
4 Perfect.

5 MS. GARCIA: Correct. Yes.

6 MR. GARCIA-SERRA: And at least Alex likes  
7 it -- he told me -- Alex Adams.

8 MR. SALMAN: All right. That's the end of  
9 my comments. Congratulations, gentlemen.

10 MR. GARCIA-SERRA: Thank you.

11 MR. PRATT: Thank you.

12 CHAIRMAN AIZENSTAT: Thanks.

13 I look at every project separately and  
14 individually. The developer brought a previous  
15 project, which I complimented them on, which  
16 was beautiful. I also like this project, not  
17 because of who developed is, but because of the  
18 project itself.

19 A couple of questions that I have. One is,  
20 for the pickleball courts, is there only one  
21 court or is it two courts?

22 MR. PRATT: No, there's only one court.

23 CHAIRMAN AIZENSTAT: There's only one  
24 court?

25 MR. PRATT: Yes.

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1 CHAIRMAN AIZENSTAT: Are you going to have  
2 lighting on that court for play at night?

3 MR. PRATT: Actually, they're talking about  
4 having hours, just so that we don't disturb the  
5 residents.

6 CHAIRMAN AIZENSTAT: That's where I was  
7 going.

8 MR. PRATT: They would only be used during  
9 daylight hours and there would be, you know,  
10 limits in terms of use.

11 CHAIRMAN AIZENSTAT: Okay. That's where I  
12 was actually going. We have had some comments  
13 about the noise that would be generated. I  
14 would like to ask, if it was possible, to limit  
15 the hours of play, and that those hours of play  
16 not only be on a proffer on a covenant, but  
17 also be on the condo docs. So when the condo  
18 docs are done, the condo docs specifically  
19 state the hours of play.

20 As far as noise, I actually think, if there  
21 is noise, the biggest complaint is going to be  
22 coming from those penthouse units side by side,  
23 which are going to be the most expensive units,  
24 and they're going to scream the loudest. So I  
25 think that will govern itself within the

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1 he didn't receive a notice. So I would just  
2 like for the department to look into that. We  
3 have had issues before, where notices have gone  
4 out. I know it's a separate department. It's  
5 not the developer. They hire somebody to send  
6 out the notices. I'm well aware of that. But  
7 I'd like to look into that, because it is  
8 possible that a lot of the condominiums or the  
9 associations, the notices are sent out to the  
10 address, not specifically to the unit or to  
11 residents and not specifically to the  
12 individual.

13 I'd just ask that we look for a way to  
14 improve that. Things do happen, and I can't  
15 tell you why Mr. Adams didn't receive a notice  
16 specifically, if he lives 20 feet from the  
17 project or so forth, but I would ask for the  
18 City and the department to actually look into  
19 that and see how that can be improved going  
20 forward. That would make me more comfortable.

21 MS. GARCIA: Yes, the department can look  
22 into that, because the issue is, the current  
23 occupant -- the recent requirement is to be  
24 mailed not only to the -- but the actual  
25 current occupant. We're looking at it with the

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1 building.

2 I like very much what Sue said and how she  
3 labeled it, the mobility lane. I think that's  
4 really good, and it's true, and I would  
5 actually encourage the City and Commission and  
6 Staff to look at the entire City and do a plan  
7 on a mobility lane throughout, so it's actually  
8 consistent throughout projects and is not that  
9 one developer comes in and puts it one way and  
10 the next developer puts it another way. I  
11 would actually like to see that as a standard  
12 within there.

13 The next thing which I have is, EV charging  
14 stations. I assume that you're going to have  
15 within your parking or within your premises for  
16 electric vehicles?

17 MR. PRATT: Yes. We comply with the EV  
18 charging. In the Code, there's requirements  
19 for the percentage --

20 CHAIRMAN AIZENSTAT: Okay. It was just not  
21 talked about. I just wanted to make sure.

22 MR. PRATT: Yeah. And, then, we are also  
23 providing sleeving for the future.

24 CHAIRMAN AIZENSTAT: Okay. One other  
25 concern that I have is, Mr. Adams stated that

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1 post office to see what we can do to make sure  
2 it gets to that current occupant.

3 CHAIRMAN AIZENSTAT: Okay. And if that  
4 could just be implemented also as a standard  
5 going forward for all projects not just this.

6 MS. GARCIA: Of course.

7 CHAIRMAN AIZENSTAT: Other than that, you  
8 know, I don't have an issue with the project.  
9 I agree with Felix, that the developer, the  
10 team, the architect, everybody listened to what  
11 the community had to say, what the Board had to  
12 say, and really came back with a good project.

13 MR. GARCIA-SERRA: It only took a year.

14 CHAIRMAN AIZENSTAT: That's okay.

15 And, also, the same as my other fellow  
16 Board Members, I don't agree with putting the  
17 one year limitation of having to rent that  
18 space. You're going to do -- the developer is  
19 going to do everything they can to rent that  
20 space, whether it's giving months, whether it's  
21 giving a lower rate, whatever they can do to  
22 fill it. It's to their advantage.

23 So that's why I asked the question, what's  
24 the penalty? What do you do if you can't lease  
25 it, and it's not because you haven't tried? So

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1 I would agree with what Julio said and other  
 2 Board Members said, to go ahead and actually  
 3 take that away in the motion.  
 4 I'm done with my comments. If there's  
 5 anybody that would like to make a motion?  
 6 MS. KAWALERSKI: Well, I have one comment  
 7 and maybe this is after somebody makes a  
 8 motion, but, you know, the streetscape plan  
 9 that Jennifer was talking about, I think it  
 10 would be very helpful, when there's a project  
 11 on a street where we have a streetscape plan,  
 12 to have that plan provided to us, to see how  
 13 the project fits in to what's already been  
 14 voted on in 2015, if it complies, if it has the  
 15 bike lane, if it has the whatever, because I  
 16 didn't know, you know, that there was such a  
 17 thing on Alhambra, right.  
 18 So whenever there's a project, if Staff  
 19 could provide us what it is for that street the  
 20 project is on.  
 21 MS. GARCIA: Certainly, yes, we can provide  
 22 that. It's kind of rare to have a streetscape  
 23 for three blocks, because the Committee and all  
 24 of that, but, yes, this is a condition, but  
 25 we'll provide it in the future.

1 MS. KAWALERSKI: Okay. Thank you,  
 2 Jennifer.  
 3 MS. GARCIA: Of course.  
 4 CHAIRMAN AIZENSTAT: Thank you.  
 5 Is there a motion?  
 6 MR. WITHERS: I'll move --  
 7 MR. GARCIA-SERRA: Mr. Chair, there was one  
 8 condition that we had objections to, which  
 9 really hasn't been discussed.  
 10 CHAIRMAN AIZENSTAT: The bulb outs on the  
 11 other opposite side.  
 12 MR. GARCIA-SERRA: Correct.  
 13 CHAIRMAN AIZENSTAT: We'll go ahead and if  
 14 a Board Member -- Chip.  
 15 MR. WITHERS: Well, I just want to know if  
 16 the ink is dried on those door hangers that we  
 17 approved? Is that why they didn't get them?  
 18 No, I thought we had approved door hangers at a  
 19 meeting before --  
 20 MS. GARCIA: For the neighborhood meeting,  
 21 yes, but if it's a building --  
 22 MR. WITHERS: I'm just kidding.  
 23 MS. GARCIA: -- we need to have access to it.  
 24 MS. KAWALERSKI: We rejected it.  
 25 MR. WITHERS: Yeah, I know that.

1 I'd like to make a motion, with the  
 2 understanding that if a hundred percent of it  
 3 is not leased, that you're in penalty. It's  
 4 going to go with that.  
 5 No. I'll gladly make a motion, as Staff  
 6 has presented, with the removal of the  
 7 requirement of the 75 percent requirement on  
 8 ground floor leasing.  
 9 CHAIRMAN AIZENSTAT: And may I ask, what  
 10 about the issue about the bulb outs on the  
 11 opposite side of the street, where Staff is  
 12 asking them to do those bulb outs?  
 13 MR. GARCIA-SERRA: There's one in  
 14 particular we feel is one too many.  
 15 CHAIRMAN AIZENSTAT: Chip, if your motion  
 16 is as --  
 17 MR. WITHERS: I mean, I'd say, leave it the  
 18 way it is. I mean, it improves the whole area.  
 19 But if we want to discuss it further. I mean,  
 20 I think it kind of makes the whole area look a  
 21 little bit nicer.  
 22 Now, if there's a credit due down the road,  
 23 maybe that's presented to the City, I don't  
 24 know, if additional work is done, but if it's  
 25 going to improve --

1 CHAIRMAN AIZENSTAT: That's a good idea,  
 2 actually. I don't know if there's a way to do  
 3 that, but I would be in favor, if they have to  
 4 go ahead and do that, and then the property  
 5 that is developed, that belongs to that, if  
 6 there's a credit, that it be given back to the  
 7 other property that took care of it for them.  
 8 Is that an option within the Code?  
 9 MR. COLLER: Well, I don't think we have a  
 10 process for that. I think the concern, as I  
 11 understand from the applicant, is that they  
 12 thought that it might not be physically  
 13 possible to provide such a bulb outs,  
 14 considering the nature of the street, and it  
 15 was one specific one. So I think it should be,  
 16 if permitted.  
 17 So if they're concerned that they may not  
 18 be able to do it, because of the physical  
 19 structure of the street -- is that what the  
 20 concern is?  
 21 MR. GARCIA-SERRA: You know, the request  
 22 was just made a few days ago, so we haven't  
 23 been able to really analyze whether, from a,  
 24 you know, civil perspective, we're able to do  
 25 it. So that would be a good enhancement of

1 that condition, to make sure that it's  
2 something that is doable, but also your idea of  
3 recovering any costs that we could from a  
4 subsequent developer --

5 MR. COLLER: Well, I mean, you can  
6 recommend to the Board that they consider some  
7 sort of agenda item, which would permit for  
8 cost -- kind of like what they do with --

9 MR. WITHERS: Sewer.

10 MR. COLLER: -- sewer. Right.

11 MR. WITHER: Yeah, the same thing with  
12 sewer.

13 MR. COLLER: Yes.

14 MR. PARDO: I was going to say,  
15 Mr. Chairman, I would say we're going down a  
16 slippery slope. Water and Sewer is something  
17 where it's already quantified, it's being  
18 built, it's only a matter of when the  
19 connection comes in. And by the way, you never  
20 get a hundred percent back from WASA. If  
21 anybody ever did, please let me know.

22 But the whole point is that I think that I  
23 would leave the condition as it is. The  
24 applicant still has to go before the  
25 Commission. They're going to get a good handle

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1 state your name and --

2 MR. CEPERO: Absolutely. Jorge Cepero, MG  
3 Developer.

4 I wanted to talk a little bit about this  
5 bulb out issue, but first, please, let me show  
6 some appreciation for the kind comments from  
7 the Board and the Committee. It's sometimes a  
8 little frustrating to be constantly having to  
9 raise, but look how much we are compromising,  
10 when one of the very kind comments is that --  
11 and true comments is that we took notes, we  
12 went back and we changed our plan drastically,  
13 to address those concerns, and we've come in  
14 with a totally different project and a very  
15 accommodating project, that's given quite a bit  
16 to the neighborhood and the City,  
17 architecturally and community-wise, and you  
18 also know our history as MG, as well, as one of  
19 excellence, once of beauty, attention to detail  
20 and going above and beyond what's called for,  
21 and that goes to Art in Public Places, where  
22 we're not only contributing to the fund, but we  
23 have plans to do our own art and add to that,  
24 and have an even more beautiful place.

25 And we do have our own plans on beautifying

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1 whether it can or cannot be done, whether it's  
2 feasible or not and let the Commission do what  
3 they're going to do in their ultimate approval.

4 CHAIRMAN AIZENSTAT: So, Chip, your  
5 recommendation is to go with Staff report?

6 MR. WITHERS: Yeah. Yeah.

7 MR. SALMAN: Would you accept a friendly  
8 amendment?

9 MR. WITHERS: Accept, what?

10 MR. SALMAN: A friendly amendment.

11 MR. WITHER: Well, okay.

12 MR. SALMAN: To limit the pickleball play  
13 to daylight hours.

14 MR. WITHERS: Sure.

15 MR. SALMAN: And included it in the condo  
16 docs, so that we can control the noise in the  
17 area?

18 MR. WITHERS: Yeah. I removed the  
19 condition of the 75 percent leasing. I removed  
20 that.

21 MR. SALMAN: But I'm asking you to add  
22 in --

23 MR. WITHERS: Yeah, absolutely. I have no  
24 problem with the pickleball --

25 CHAIRMAN AIZENSTAT: Okay. Just can you

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1 the environment and we would like to get with  
2 the school and help them do some landscape  
3 improvements there. We're just not sure what  
4 they're going to be yet and we certainly don't  
5 want to make it a condition or something that  
6 we have to commit right now, but that has been  
7 our culture, our tradition, our history, and  
8 something we want to continue doing, and we,  
9 frankly, feel that we've given plenty in this  
10 project and in previous projects, and what  
11 we're proposing is -- has gone well far and  
12 above the call of duty here.

13 So we kindly ask that, let the other guy,  
14 that's going to develop that side of the  
15 street, let them take care of their bulb outs.  
16 There's all kinds of things on that road,  
17 drainage, sewers, things that have got to be  
18 looked at. We don't know what they are and  
19 what we'd be committing to. So I would like to  
20 respectfully request that the motion be amended  
21 to simply just our own side.

22 We're already doing the bulb outs on both  
23 sides of Alhambra, that are kind of on the  
24 entry to the project. We'll do both sides  
25 there. I think -- you know, we think it will

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1 be very nice, but let's leave it at that.  
 2 There's going to be other things that we're  
 3 going to be taking care of.  
 4 MR. COLLER: Excuse me, Mr. Chairman, it  
 5 was pointed out to me, by Jennifer, actually  
 6 there is a provision that talks about cost  
 7 sharing. It's not a hundred percent clear  
 8 about how that enforcement works, when  
 9 somebody, ten years down the road, develops it  
 10 and do you catch them at the time, but there is  
 11 a provision that talks about, if a developer  
 12 does an improvement, that the property owner on  
 13 the opposite side gets a benefit, that they  
 14 should be reimbursed for that portion.  
 15 CHAIRMAN AIZENSTAT: Okay. Good. Good.  
 16 MR. WITHERS: Can I ask -- and with all due  
 17 respect, can I ask Staff to provide the  
 18 rationale for the request, please?  
 19 MS. GARCIA: So, yeah, it's a conditional  
 20 use request. So conditional use is all about  
 21 compatibility, right?  
 22 MR. WITHER: Okay.  
 23 MS. GARCIA: And also about pedestrian and  
 24 vehicular, of course, circulation. Having  
 25 shorter distances for crossing the street is,

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1 obviously, a safety for pedestrians.  
 2 MR. WITHER: Okay.  
 3 MS. GARCIA: As far as the compatibility,  
 4 there are lot of buildings that kind of are  
 5 injected into a neighborhood, without  
 6 improvements across the street, and it becomes  
 7 this kind of oddball in the neighborhood. We  
 8 need to be able to improve the other side of  
 9 the street, where needed, for help with  
 10 pedestrian circulation, help the building  
 11 become more compatible with this neighborhood.  
 12 MR. WITHERS: I'm just curious, what is the  
 13 cost of this?  
 14 MR. GARCIA-SERRA: We don't know.  
 15 MR. WITHER: There you go. You don't know.  
 16 I mean, is it a thousand, is it a hundred  
 17 thousand, is it ten thousand? What is the cost  
 18 of it? I mean, if this is an undue burden,  
 19 I'll certainly listen to it, but if it's a  
 20 couple of thousand bucks, for safety and  
 21 comparability, I don't think it's too much of a  
 22 hassle.  
 23 CHAIRMAN AIZENSTAT: Chip, from what I  
 24 think I was listening to, behind what he was  
 25 saying or what I interpreted is, there's a lot

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1 of unknowns that can happen once you get into  
 2 this, and it can result in an undue burden to  
 3 the developer, and I think that's why he's  
 4 raised the concern.  
 5 MR. WITHERS: Yeah, and I think we have  
 6 plenty of time between now and the Commission  
 7 to determine what that undue -- I mean, that's  
 8 just my feeling. I don't know how the rest of  
 9 the panel feels.  
 10 CHAIRMAN AIZENSTAT: Understood.  
 11 MR. CEPERO: If there's pipes in the  
 12 ground, you can't we put in a tree there. So  
 13 you'd be putting in a planter that has nothing  
 14 in it. We just don't know what's there. We  
 15 don't know what overhead lines there may be.  
 16 We don't know how this is going to affect  
 17 parking, if it's going to take out too much  
 18 parking and then folks complain. There's all  
 19 kinds of things. We really haven't been given  
 20 an opportunity --  
 21 MR. WITHERS: I understand.  
 22 MR. PARDO: Mr. Chairman.  
 23 CHAIRMAN AIZENSTAT: Yes, sir.  
 24 MR. PARDO: This is not the first time this  
 25 has happened. You know, I saw a similar thing

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1 with the Publix project, where, at the last  
 2 minute, Staff conditioned something and they  
 3 were very hesitant, and the reason they were  
 4 hesitant is exactly the reason this applicant  
 5 is hesitant, because there could be a lot of  
 6 unknowns where something that may look like  
 7 it's a few thousand dollars could become, you  
 8 know, a few hundred thousand dollars.  
 9 MR. WITHERS: Correct.  
 10 MR. PARDO: And I feel comfortable for them  
 11 going to the Commission, having enough time to  
 12 be able to look at this condition, but I've got  
 13 to tell you, in all fairness, you know, to  
 14 applicants, when you come up with a condition  
 15 at the last minute like this, because I would  
 16 imagine this application has been worked on  
 17 here for quite some time, I think it's -- you  
 18 know, and I'm not reprimanding Staff, but I'm  
 19 saying, you know, put yourself in somebody  
 20 else's shoes.  
 21 You know, we're just about ready to walk  
 22 out of the door and now, all of a sudden, you  
 23 know, we've got to dress for snow. I don't  
 24 think that's quite right.  
 25 MR. WITHERS: So let me just add some

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1 verbiage to that. Without any undue hardship  
2 to the developer.

3 CHAIRMAN AIZENSTAT: So state your motion,  
4 then, again, please.

5 MR. WITHERS: Approve Staff's  
6 recommendation, with the exception of the 75  
7 percent lease, pickleball hours are dusk to  
8 dawn or whenever --

9 CHAIRMAN AIZENSTAT: Within the condo docs.

10 MR. WITHERS: -- and that there is a  
11 condition that there is no undue hardship  
12 placed on the developer for the build out of  
13 the bump outs across the street.

14 CHAIRMAN AIZENSTAT: Okay. So we have that  
15 motion. Is there a second?

16 MR. PARDO: Second.

17 CHAIRMAN AIZENSTAT: We have a second by  
18 Felix.

19 Any discussion?

20 MR. GARCIA-SERRA: There was one more that  
21 you didn't mention, the White Way lights.

22 MR. WITHERS: The what?

23 MR. GARCIA-SERRA: The White Way light.

24 CHAIRMAN AIZENSTAT: Right, that they will  
25 preserve the white lights.

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1 MS. KAWALERSKI: And what about green paint  
2 on the mobility lane?

3 CHAIRMAN AIZENSTAT: That should be -- it  
4 goes back to, there should be a standard within  
5 the City, not just --

6 MS. KAWALERSKI: Right. Well, that's  
7 becoming the standard in the County. If you  
8 look at Crandon Boulevard, for example, there's  
9 green bike lanes. If you look at the City of  
10 Miami, green bike lanes. Miami Beach, green  
11 bike lanes. It's a visual safety factor that  
12 has become standardized across the County. We  
13 should start doing it. This is a perfect  
14 project to do it on.

15 MR. WITHERS: But, I think, if that was on  
16 the street, I think it's -- but this has a  
17 green buffer, it has a sidewalk and cars. I  
18 don't know how a green --

19 MS. KAWALERSKI: It's just further  
20 identification. It's not going to cost you a  
21 lot of money.

22 CHAIRMAN AIZENSTAT: Well, we have a  
23 motion. We have a second. If somebody would  
24 like green painted there, unless that is  
25 modified, we're going to go with what we have

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1 MR. PRATT: That's assuming they're there.  
2 I'm not even certain --

3 MR. PARDO: I thought it was part of it  
4 all.

5 MR. WITHERS: Wasn't that part of it, also?  
6 No? You have the right to remove those lights?

7 MR. GARCIA-SERRA: Well, I think, if  
8 they're there, you want us to keep them and  
9 we're okay with that, but I don't think it made  
10 it into the motion.

11 MR. PRATT: Actually, I'm fairly certain  
12 that they're not there, that the standards or  
13 the --

14 MR. PARDO: Friendly amendment.

15 MS. GARCIA: To clarify, it's not the White  
16 Way light. It's the silver.

17 MR. WITHERS: Silver pole lights.

18 MS. GARCIA: Yes.

19 MR. WITHERS: I thought that was part of  
20 the deal. Yeah, because you said you wanted to  
21 retain them, right?

22 CHAIRMAN AIZENSTAT: If they are there,  
23 they will be retained and put back.

24 MR. PARDO: Right, replace it in this  
25 particular area.

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1 right now as a motion and a second.

2 MS. KAWALERSKI: So it's my friendly  
3 amendment.

4 MR. WITHERS: I'd rather vote on my motion  
5 and she can bring it up afterwards.

6 CHAIRMAN AIZENSTAT: Okay.

7 MR. PARDO: Because I think your motion  
8 should be a separate discussion, because, for  
9 example, we've already had several projects  
10 recently, including Publix. Are they painting  
11 it green? You know, be consistent.

12 MS. KAWALERSKI: I ask that they be painted  
13 green.

14 MR. COLLER: Procedurally, there's a little  
15 bit of a glitch. So, at this point, there's a  
16 motion and there's a second, but now there's a  
17 second to amend --

18 CHAIRMAN AIZENSTAT: But they don't want to  
19 amend. They want to continue the way it is.

20 MR. COLLER: But if the movant and the  
21 second do not see it as a friendly amendment --

22 CHAIRMAN AIZENSTAT: We can still take the --

23 MR. WITHER: I did not accept it as a  
24 friendly amendment. I'd rather have it as an  
25 additional discussion item.

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1 MR. COLLER: Okay.  
2 MR. WITHER: Not that we're not friendly.  
3 MR. PARDO: We've already done -- sorry.  
4 We've already done the lights.  
5 MR. COLLER: But, see, by making the  
6 motion, you're essentially sending it on.  
7 CHAIRMAN AIZENSTAT: Correct.  
8 MR. COLLER: So how do we hold this up?  
9 Okay, we'll do it that way.  
10 MR. WITHERS: It's a recommendation.  
11 CHAIRMAN AIZENSTAT: So we have a motion.  
12 We have a second. No other comments? Call the  
13 roll, please?  
14 THE SECRETARY: Sue Kawalerski?  
15 MS. KAWALERSKI: Yes.  
16 THE SECRETARY: Felix Pardo?  
17 MR. PARDO: Yes.  
18 THE SECRETARY: Javier Salman?  
19 MR. SALMAN: Yes.  
20 THE SECRETARY: Chip Withers?  
21 MR. WITHERS: Yeah.  
22 THE SECRETARY: Julio Grabiell?  
23 MR. GRABIEL: Yes.  
24 THE SECRETARY: Eibi Aizenstat?  
25 CHAIRMAN AIZENSTAT: Yes.

1 And we do a recommendation to the Board,  
2 separate from this item, at this time --  
3 MR. COLLER: You might want to make the  
4 recommendation that the Public Works Department  
5 should review the color of bike lanes and that  
6 they should be green.  
7 (Simultaneous speaking.)  
8 MS. KAWALERSKI: I make a motion for the  
9 Public works --  
10 CHAIRMAN AIZENSTAT: A recommendation.  
11 MS. KAWALERSKI: -- a recommendation that  
12 the Public Works Department paints all bike  
13 lanes, mobility lines, anything for  
14 micromobility, green, for safety purposes.  
15 CHAIRMAN AIZENSTAT: And can I ask for them  
16 to study mobility lane standards throughout the  
17 entire City for future projects?  
18 MS. KAWALERSKI: Yes, and to study -- well,  
19 I mean, we already have a bike lane plan, but  
20 it would be amending the bike -- Jennifer, we  
21 have a bike lane plan, right?  
22 MS. GARCIA: Yes.  
23 MS. KAWALERSKI: Okay. So it would be  
24 amending the bike lane plan that's already --  
25 that was already passed, to require that --

1 yeah, the bike lane plan.  
2 MS. GARCIA: I don't think the Master Bike  
3 Plan has paint colors.  
4 MS. KAWALERSKI: That's what I'm saying.  
5 So we would have to amend that plan, right?  
6 MR. PARDO: I think we want to use,  
7 proposed bike lanes, because there are a  
8 million miles of existing bike lanes that you  
9 have to --  
10 MS. KAWALERSKI: Well, we'll do it  
11 proposed, but, I mean, the whole bike lane plan  
12 is all a proposal. We don't have any bike  
13 lanes in Coral Gables.  
14 MS. GARCIA: I think we should be  
15 developing a standard for Public Works to have  
16 whenever something is being proposed.  
17 CHAIRMAN AIZENSTAT: To have a uniform  
18 standard and possibly change the language from  
19 bike lane to mobility lane, as a recommendation  
20 from this Board, if that would be possible --  
21 if that would be possible.  
22 MS. GARCIA: Okay.  
23 CHAIRMAN AIZENSTAT: If not, then it's not.  
24 MS. KAWALERSKI: I mean, it should be,  
25 because we have to accomodate all forms of

1 transportation at this point. We don't just  
2 have bikes that are using these lanes anymore.  
3 MR. COLLER: So we need a motion and a  
4 second.  
5 MR. GARCIA-SERRA: We just want to say  
6 thank you.  
7 CHAIRMAN AIZENSTAT: I'll go ahead and  
8 second the motion --  
9 MR. COLLER: That's going to --  
10 CHAIRMAN AIZENSTAT: I'll second the  
11 recommendation from Sue. And we just take a  
12 yea or ney?  
13 MR. COLLER: You can do it as a voice vote.  
14 CHAIRMAN AIZENSTAT: So a voice vote.  
15 Everybody that's in favor of the recommendation  
16 by Sue say aye.  
17 (All Board Members voted aye.)  
18 CHAIRMAN AIZENSTAT: Anybody against? No?  
19 Okay. Thank you.  
20 Let's just give it a second to clear out.  
21 Thank you. Hold on second, please.  
22 I think Robert has arrived.  
23 MR. WITHERS: Oh, well, we thought you were  
24 sick from the COVID cough --  
25 CHAIRMAN AIZENSTAT: Welcome, Robert. Let

1 the record reflect that Robert Behar has joined  
2 the meeting.

3 MR. WITHERS: Did you get sick from the  
4 last meeting or did you make it through the  
5 week?

6 CHAIRMAN AIZENSTAT: The time is 7:36 p.m.

7 Mr. Collier, if you'd please read the next  
8 item into the agenda, please -- from the  
9 agenda.

10 MR. COLLIER: Yes, sir.

11 Item E-2, an Ordinance of the City  
12 Commission of Coral Gables, Florida, providing  
13 for text amendments to the City of Coral Gables  
14 Official Zoning Code, Article 5,  
15 "Architecture," Section 5-200, "Mediterranean  
16 Standards;" Article 3, "Uses," Section 3-402,  
17 "Restrictions related to location;" and Article  
18 16, "Definitions;" to enhance the quality of  
19 Coral Gables Mediterranean design by requiring  
20 a conceptual design review; removing  
21 duplicative criteria; relocating inapplicable  
22 standards; supplementing existing criteria; and  
23 including additional Mediterranean building  
24 examples; providing for severability, repealer,  
25 codification, and for an effective date.

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1 for the proposed context analysis, which is  
2 that first criterion in that reference table.  
3 We also strengthened the ground level and  
4 storefront design criteria, as recommended by  
5 one of the guests here, one of the speakers.  
6 We removed the awnings and canopies and  
7 balconies and the parapets, those dimension  
8 requirements that were there. We removed  
9 those, as well.

10 The Board, at the September 5th meeting,  
11 did discuss the sliders -- the sliding  
12 windows -- sorry, the vertical sliding windows  
13 and the horizontal sliding doors. They agreed  
14 that they should be prohibited in Med designed  
15 buildings.

16 MR. BEHAR: Jennifer, they agreed they  
17 could be permitted -- should be permitted?

18 MS. GARCIA: No, to prohibit them.

19 MR. BEHAR: Okay.

20 MS. GARCIA: Actually, let me describe that  
21 further.

22 So they were okay with them being in a  
23 recessed area, but not on the very exterior of  
24 it, right. So if you had like a terrace or  
25 something that's very deep, like the balconies

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1 Item E-2, public hearing.

2 MS. GARCIA: Jennifer Garcia, Planning  
3 Official.

4 So, at the last meeting that we discussed  
5 the Med Bonus, it was advised that we go back  
6 and look at some of the formulas that were  
7 proposed --

8 MR. WITHERS: Right.

9 MS. GARCIA: -- and study them with the  
10 Board of Architects. So we did that last  
11 Thursday, I believe -- Thursday -- yes,  
12 September 5th. Yeah, September 5.

13 So we were able to go criteria by criteria,  
14 as recommended, with the different page numbers  
15 that you had listed. Some of those, we did  
16 remove. Some of those, we did tweak. Some of  
17 them, they felt strongly to keep. So I -- with  
18 that -- the memo that is on the first page of  
19 your proposed amendment, there are eight items  
20 that were basically changed.

21 The first one is to include that all of  
22 these applications must comply with that first  
23 section of the Mediterranean Design Review  
24 Standards, so Section 5-102, as recommended by  
25 this Board. We also clarified the requirements

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1 you saw today, that are deep, that you can't  
2 really see them from the pedestrian level, they  
3 were okay with allowing those sliding doors at  
4 the location, but not on the actual exterior  
5 that you see them so visibly.

6 MR. BEHAR: I have a -- and as you go  
7 through, I'm going to have some comments that I  
8 went through extensively, but to that  
9 particular point, and I'm going to ask my three  
10 fellow architects, if you have a balcony that's  
11 five feet in depth, which is a typical depth,  
12 if you put swing doors, which is what the Board  
13 is saying, how do you really access the  
14 balcony?

15 Don't you -- you know, don't you think  
16 that's going to be an issue?

17 MR. PARDO: Well, I think you're going to  
18 open one of the other doors. I think you're  
19 going to open one of the two doors, not both  
20 doors. The same as the slider, you're only  
21 going to slide one of them open, not the --

22 MR. BEHAR: But if you have furniture or  
23 something, you know --

24 MR. PARDO: No, I understand. I think what  
25 the issue has been, as we've seen on some of

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1 the buildings that look very common, is that  
2 when you look at the fenestration, normally  
3 that drop in the slider, you know, one of  
4 them -- one of them is behind, and it just  
5 looks odd, because of the depth of the  
6 mechanism of the slider itself, and it looks  
7 very -- I wouldn't say cheap, but it looks very  
8 ordinary.

9 When you have the two swinging doors,  
10 although one can be active and the other one  
11 not, they're on the same plane. There's no  
12 difference between the two. And I think, also,  
13 when you look at windows that are horizontal  
14 sliding, compared to a vertical type of thing,  
15 the impression that you get from the  
16 fenestration, especially when you repeat it so  
17 much on the balconies, aesthetically, I think  
18 it looks much better.

19 So I agree with the Board of Architects.  
20 What they're saying is prohibiting -- the way  
21 that it's written, though, and --  
22 unfortunately, the way that it's written, it  
23 says, "Prohibiting horizontal and vertical  
24 sliders." So you've got to be careful, because  
25 it says windows and doors. I think you want to

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1 MR. PARDO: Not only are there examples  
2 like this, but some of the examples, if you'll  
3 recall, where Staff came up here, you know,  
4 quite some time ago, on some of these  
5 gargantuan buildings that were put on US-1,  
6 where, all of a sudden, they were supposed to  
7 put in, you know, doors that were on the same  
8 plane, and then they were changed to these  
9 sliding doors, it became a public outcry, and,  
10 then, "How could this happen?"

11 Not only because does it look bad, but on  
12 top of that, they were able to make the change  
13 without going back to the Board of Architects,  
14 because they slid it through as a shop drawing.  
15 That became quite the thing. But when you  
16 do -- even if you're down below, and you're  
17 looking up six or seven floors, you do see that  
18 difference.

19 And if we're making -- for example, one of  
20 the things is, you get -- you have to have a  
21 four-inch recess. Why? You know, so you have  
22 a deeper fenestration and you have the four --  
23 it's called out in the Med cone. So you check  
24 it off. You've got that.

25 What is the difference between two inches

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1 separate, you know, which are windows and which  
2 are doors.

3 MS. GARCIA: (Unintelligible.)

4 MR. PARDO: Correct, because if you're  
5 saying, you know, sliding, you know, horizontal  
6 windows, again, you have the same thing, that  
7 you have the face of the glass, you know,  
8 further back, and it just, you know, looks  
9 different. It doesn't look the same as a door  
10 or --

11 MR. BEHAR: Well, essentially -- go ahead.

12 CHAIRMAN AIZENSTAT: Felix, so I  
13 understand, when you say that if you have a  
14 sliding door, it doesn't look good, because of  
15 the difference on the track between the glass,  
16 is what I understood --

17 MR. PARDO: Correct.

18 CHAIRMAN AIZENSTAT: Are you saying that it  
19 doesn't look good from the people that are  
20 within that unit?

21 MR. PARDO: No.

22 CHAIRMAN AIZENSTAT: Because from the  
23 ground floor, if I'm looking at the 12th floor,  
24 I can't imagine my eyes being able to really  
25 distinguish that separation.

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1 and four inches? That depth makes the  
2 fenestration accentuated.

3 MR. BEHAR: Well, no matter what you do,  
4 the door to meet the NOA has to be in the  
5 middle of the block wall. I mean,  
6 unfortunately, it's not something that we can  
7 control. Ideally, you push it all of the way  
8 back, but it doesn't meet the NOAs. That's the  
9 reality.

10 You know, so what's going to happen is,  
11 every balcony is going to have swing doors and  
12 every window will have to be a casement window  
13 or -- well, you can't even do a horizontal, you  
14 know. It has to be casement windows, right.

15 CHAIRMAN AIZENSTAT: Right.

16 MR. PARDO: In this case -- you're correct.  
17 In this case, you know, I tend to agree with  
18 the BOA, because I'm looking at the example on  
19 Le Jeune Road and US-1. You could see it. Or  
20 the other one down on Caballero and US-1. You  
21 see that difference in those two buildings,  
22 which are big buildings and your eye will go  
23 all of the way up to the top and you can see  
24 that difference. And by the way, there's no  
25 guarantee that the cadence that this balcony is

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1 going to have one this way, and the other one  
2 is going to have them the other way, or they're  
3 just mixed any way they want, you know, it's  
4 just -- and you're right about the depth, but,  
5 you know, depending on the jamb type and the  
6 NOA, you can conceivably have less than four  
7 inches and still comply.

8 MR. BEHAR: Well, I mean, the reality is,  
9 you're going to have put a trim around the  
10 opening, in order to get that four inches,  
11 because if the -- typically, from my  
12 experience, the door width, the jamb, it's five  
13 inches.

14 MR. PARDO: Right.

15 MR. BEHAR: And you've got an eight-inch  
16 block --

17 MR. SALMAN: One more. Five and a quarter.

18 MR. BEHAR: Five and a quarter, okay.

19 CHAIRMAN AIZENSTAT: Let's be specific.

20 MR. BEHAR: Are you sure it's a quarter?  
21 Yeah. But five and a quarter -- listen, for  
22 lack of it, five inches, so it means that in an  
23 eight-inch block, even with the stucco,  
24 three-quarters, you're going to have an inch  
25 and a half, two inches. That's it. So you're

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1 MS. GARCIA: It was two feet, but we went  
2 to the Board of Architects and they were okay  
3 with some cases being -- like a Juliet balcony  
4 and being kind of attached to a window.

5 CHAIRMAN AIZENSTAT: But if you have a  
6 Juliet balcony, then you can't have these  
7 doors --

8 MS. GARCIA: Operable --

9 CHAIRMAN AIZENSTAT: -- any door that  
10 opens.

11 MR. BEHAR: No. The only door you could  
12 open is sliding doors.

13 MR. PARDO: Right. Unless they open in,  
14 right.

15 MR. BEHAR: Well, you can't open in,  
16 because then you don't meet the wind pressures.

17 CHAIRMAN AIZENSTAT: You can't.

18 MR. PARDO: Well, depending on where --

19 MR. BEHAR: Because you've got to have a 45  
20 degree angle for the water intrusion. So if  
21 you have a Juliet balcony, you cannot have an  
22 operable whatsoever, because it doesn't make  
23 sense.

24 CHAIRMAN AIZENSTAT: Looking at the project  
25 that we just saw, that project got

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1 going to have to build it out no matter what.

2 MR. PARDO: Right.

3 MR. BEHAR: So the fact that you really --  
4 you know, and I agree with Mr. Chairman, maybe  
5 it's at the ground -- you know, ground level,  
6 second level, you will see it, but when you're  
7 up there -- you know, it's more important to  
8 perceive the depth created by the trim than the  
9 actual, you know --

10 MR. PARDO: Well, that would be a new  
11 standard. I mean, it's just -- this standard  
12 has been in here for quite some time.

13 MR. BEHAR: And do you want to put a trim  
14 in a balcony? You see?

15 CHAIRMAN AIZENSTAT: Let me ask you --

16 MR. PARDO: I'm just -- you asked the  
17 question. My opinion, I tend to agree with the  
18 BOA.

19 CHAIRMAN AIZENSTAT: Is there a depth per  
20 balcony? Is there a minimum depth for  
21 balconies? If a developer does a balcony, does  
22 the balcony have to be a minimum of --

23 MR. PARDO: No.

24 CHAIRMAN AIZENSTAT: -- two feet or five  
25 feet?

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1 Mediterranean Bonuses --

2 MS. GARCIA: Yes.

3 CHAIRMAN AIZENSTAT: -- from it. And if we  
4 take a look at the diagram or the picture of  
5 the balconies, they actually look like the old  
6 styled Mediterranean style windows, but they're  
7 sliders in three, but they have the mullions or  
8 whatever they did to have that appearance. To  
9 me, if I'm looking up -- like I go back. If  
10 I'm looking up at the 12th Floor, and I see  
11 this or I see a double door that opens up or --  
12 I can't tell you I'm going to see that gap of  
13 an inch up there. I'm talking from a layman's  
14 term.

15 MR. PARDO: Well, I mean, most of the  
16 people that had the public outcry were laymen.  
17 They were politicians that were upset. There  
18 were administrative people that were upset.  
19 And, look, I don't want to beat this to death,  
20 but the thing is that, it's a condition in  
21 there as one of the things that you must comply  
22 with, and the BOA was adamant.

23 MS. GARCIA: They were, yes.

24 MR. BEHAR: I mean, I understand, and what  
25 happens is, there's no Juliet balconies. You

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1 won't be able to do a Juliet balcony.  
 2 MR. PARDO: It's possible.  
 3 MR. BEHAR: No, no, it's not possible.  
 4 MR. PARDO: No, it's possible that you  
 5 would not be able to do it.  
 6 MR. BEHAR: You won't be able to do it.  
 7 MR. PARDO: Correct.  
 8 MR. BEHAR: So that takes care of even that  
 9 additional design, possibility, that in some  
 10 cases, you see buildings that look good to have  
 11 a Julie balcony. You won't be able to do it.  
 12 In fact, unless the balcony is a minimum of  
 13 like three-foot-six, you won't be able to do  
 14 it.  
 15 MR. PARDO: Right. Or --  
 16 MR. BEHAR: You have to recess the --  
 17 MR. PARDO: Operable or maybe that  
 18 particular component, within that case, doesn't  
 19 have to be operable.  
 20 MR. BEHAR: Then we're going to have a  
 21 fixed storefront?  
 22 MR. PARDO: No. I mean, it could be --  
 23 well, it could be a fixed frame opening that  
 24 looks exactly like a door or a window.  
 25 MR. BEHAR: Then we're doing Disney World.

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1 We're putting something that --  
 2 CHAIRMAN AIZENSTAT: That isn't.  
 3 MR. BEHAR: I'm sorry.  
 4 MR. PARDO: Again, most people with a  
 5 Juliet balcony -- I mean --  
 6 MR. BEHAR: You know, they do open. I  
 7 mean, I don't do Juliet balconies, you know, in  
 8 projects, but I could see the possibility of  
 9 doing it, but this will prohibit even doing  
 10 that.  
 11 CHAIRMAN AIZENSTAT: The outcry that --  
 12 Felix, the outcry of the project that you're  
 13 talking about with the balconies, are they  
 14 single pane?  
 15 MR. PARDO: No, double pane.  
 16 CHAIRMAN AIZENSTAT: They're double panes?  
 17 MR. BEHAR: No. No. With mullions. He's  
 18 saying, single pane glass with mullions.  
 19 MR. PARDO: With mullions, but the mullions  
 20 don't rest the same way on both sides.  
 21 CHAIRMAN AIZENSTAT: They don't rest the  
 22 same way on both sides?  
 23 MR. PARDO: Right.  
 24 CHAIRMAN AIZENSTAT: Meaning they're not on  
 25 the same line?

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1 MR. PARDO: On the same plane.  
 2 MS. KAWALERSKI: And you're talking about  
 3 The Paseo, right?  
 4 CHAIRMAN AIZENSTAT: But then wouldn't the  
 5 requirement of them being on the same plane --  
 6 aren't there other ways to achieve the same  
 7 plane?  
 8 MR. BEHAR: No. No. Because what Felix is  
 9 saying, on a sliding glass door, there's one  
 10 panel that sits whatever the thickness of the  
 11 door, two inches, two and a half inches, back.  
 12 MR. PARDO: In the frame.  
 13 MR. BEHAR: Okay. I mean, typically the  
 14 frame is about two and a half inches or so.  
 15 MR. PARDO: Right.  
 16 MR. BEHAR: So one panel sits further back,  
 17 you know, than the other, and I understand, but  
 18 I think the biggest -- I don't want to say  
 19 problem, but issue, with The Paseo and others,  
 20 is that -- I mean, there's a lot. We could be  
 21 here the whole entire night going through  
 22 those, okay. But if you have either a Juliet,  
 23 which is encouraged to do, or at least it's  
 24 allowed to do, then you're not going to be able  
 25 to do that. The only way you're going to do it

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1 is if you recess an area of the unit to have  
 2 the balcony recessed.  
 3 CHAIRMAN AIZENSTAT: Aren't there sliding  
 4 doors, the type that they use on boats and so  
 5 forth, where you turn the handle and the door  
 6 turns and actually goes out and is flushed with  
 7 the other door that doesn't open, so there is  
 8 no --  
 9 MR. PARDO: You're correct. The problem is  
 10 that none of those have NOAs, Notice of  
 11 Acceptance, for --  
 12 CHAIRMAN AIZENSTAT: That doesn't exist?  
 13 MR. BEHAR: It doesn't exist, yeah, for  
 14 wind pressure.  
 15 MR. PARDO: Right. They're not applicable.  
 16 I think we're going to be here all night.  
 17 MS. GARCIA: Well, there's just a few more  
 18 items that have been changed, right.  
 19 MS. KAWALERSKI: Well, we have good chairs  
 20 now.  
 21 MS. GARCIA: So we clarified the optional  
 22 signage language for exterior or an arcade,  
 23 that concerns arcades as the accessibility to  
 24 retail or commercial on the ground floor, so  
 25 reminding the architects that probably you

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1 should design the signage to be on the  
2 exterior, but not requiring it, correct,  
3 flexibility with that.

4 Then, also kind of simplified the optional  
5 requirement for the first three to four stories  
6 to be activated with habitable space. We  
7 talked about that, the last time, about  
8 requiring 80 percent of it or 20 feet. It's  
9 now it's just been generalized that just the  
10 first four stories need to have habitable space  
11 to activate the street.

12 And then, lastly, incorporating an optional  
13 requirement for the open space to be able to  
14 get a point for that with Table 1, as well as  
15 reducing that amount to .25 percent of the  
16 total construction cost.

17 And that's it.

18 MR. PARDO: Mr. Chairman, I've got two  
19 brief questions.

20 CHAIRMAN AIZENSTAT: Yes, sir.

21 MR. PARDO: We've already taken care -- I  
22 had three, but Robert has already mentioned  
23 Number 5.

24 Number 7, "Generalized an optional  
25 requirement for the first three or four, to be

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1 -- and a lot of sites in the Gables are platted  
2 at a hundred feet. You're going to be able to  
3 incorporate a liner. If the site permits it, I  
4 think it's a great idea to do, you know. And  
5 one project that we're doing, I'm concealing a  
6 hundred percent of the street frontage, but  
7 it's feasible to do it.

8 So I think, there, I think it needs to add  
9 a language of, where feasible, all storage or  
10 vehicular, you know, off-street parking, above  
11 grade, should be behind a habitable space. If  
12 you have the room --

13 MR. SALMAN: To your point -- to your  
14 point, you know, on some of these lots, you  
15 just don't have the frontage to do the normal  
16 cone of ventilation you need for a parking  
17 area, and so that's where your feasibility  
18 comes in --

19 MS. GARCIA: Right. So this --

20 MR. SALMAN: -- where you actually need to  
21 have some open area to be able to draw fresh  
22 air through.

23 MS. GARCIA: This isn't a base requirement.  
24 This is part of the table where you meet six of  
25 the twelve or eight of the twelve, depending on

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1 activated with habitable space and consistent  
2 high quality material," so I don't understand  
3 the term generalized.

4 MS. GARCIA: Simplify. So before it was  
5 twenty feet and it had to be a certain  
6 percentage of the -- it had a formula, right, a  
7 certain percentage of the building frontage.  
8 Now it's just a requirement. So it has to be  
9 that 100 square feet, it would have to be 20  
10 feet in depth, but something to activate and to  
11 provide habitable space on that street.

12 MR. PARDO: I'm still a little lost on the  
13 term, "Generalized an optional requirement."

14 MS. GARCIA: Maybe put in simplified.  
15 How's that?

16 MR. BEHAR: And to that item -- to that,  
17 you know, condition, it says, this is where you  
18 have vehicular above the -- in all of the  
19 floors.

20 MS. GARCIA: Correct.

21 MR. BEHAR: I mean, I think that -- I don't  
22 have a problem and I've done a project that we  
23 have it, but I think this needs to be, where  
24 feasible, because if the site is only a hundred  
25 feet, there's no way you're going to be able to

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1 what the land use is.

2 MR. BEHAR: Javier, I'm not even concerned  
3 with the ventilation. You could mechanically  
4 ventilate it.

5 MR. SALMAN: Well, you can mechanically  
6 ventilate --

7 MR. BEHAR: And it costs more, but it could  
8 be done.

9 MR. SALMAN: It's a lot of money.

10 MR. BEHAR: But you know what, that's a  
11 sacrifice that --

12 MR. SALMAN: You have to make for --

13 MR. BEHAR: To do it.

14 MR. SALMAN: I agree. But there's also the  
15 practical geometric feasibility of parking  
16 spaces and what they're trying to do, and when  
17 you have a narrow lot, sometimes you just don't  
18 have that area.

19 MS. GARCIA: Understood.

20 MR. PARDO: Well, we just saw a project  
21 where the liner could not be wrapped around the  
22 back. It was only the principal, on Alhambra  
23 Circle, that it was there.

24 MR. BEHAR: So I think a simple  
25 modification that says, "where feasible,"

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1 allows that project to come in, because if  
2 you've got to mandate it -- I know you're  
3 saying it's only six of twelve, but it's really  
4 a shame to penalize a project like that, to get  
5 one of six or more, because they would not have  
6 the room to do it.

7 I think there's other ways to do it. We  
8 don't want to see -- well, I should say, the  
9 intent of this Code, of this, is to conceal the  
10 car.

11 MS. GARCIA: And it's also to activate the  
12 street. Remember, our fellow, Venny Torre, was  
13 here talking about the first four stories.

14 MR. BEHAR: But if you're going to put a  
15 habitable space that is ten-foot wide, that  
16 would qualify, it says, what can you do there,  
17 you know? You need realistically, minimal --  
18 and I think the City of Miami does have a  
19 minimum requirement.

20 MR. PARDO: A liner.

21 MR. SALMAN: Five feet.

22 MR. BEHAR: Huh?

23 MR. SALMAN: Like five feet.

24 MR. BEHAR: No. No. No. No.

25 MR. SALMAN: It was.

1 could have a liner, where it's a very shallow  
2 unit.

3 MR. PARDO: I believe that, really, when  
4 you look at this, what you're really trying --  
5 in my opinion, which I think what you're trying  
6 to say is, giving this option, but most of the  
7 time you want to provide that liner on the  
8 principal street. Most of the time, if you  
9 have enough depth where you have another street  
10 behind it, you're already at 200 feet normally,  
11 because it's a hundred, plus a hundred. Now  
12 that's a different story. Now you could have  
13 the liner on both sides.

14 MR. BEHAR: On both sides. That's the  
15 difference.

16 (Simultaneous speaking.)

17 MR. PARDO: Let's say you're abutting the  
18 inside of the thing. The liner on the one side  
19 is still important, but the liner on the back  
20 side is not that important. You'd still  
21 provide enough fenestration, with openings, et  
22 cetera, you know, and you could articulate that  
23 as well as you can, if you're facing an alley,  
24 you know, you would be able to do that, but  
25 that's why -- what threw me off was,

1 MR. BEHAR: No.

2 MR. PARDO: No. No. It was changed.

3 MR. BEHAR: It's like 18 feet -- or 15 to  
4 18 feet --

5 MR. PARDO: Yeah. Yeah.

6 MR. BEHAR: -- because you want to put an  
7 active space.

8 MR. SALMAN: I was thinking of the  
9 Children's Trust Building where it's only five  
10 feet deep, and that's how they did it.

11 MR. BEHAR: But I know that recently, you  
12 know, you need either a minimum of 15 or 18  
13 feet. That gives you -- because you have to  
14 do -- from the parking, you have to have a  
15 corridor, which has to be five feet, and then  
16 you have to have a space, you know, between the  
17 wall and all. You need minimum 18, and be  
18 careful you don't need more.

19 MR. PARDO: Or on the ground floor, if have  
20 a two-story townhouse as a liner, taking care  
21 of two stories, the depth of 18 feet, because  
22 there are no windows on the back side, and  
23 you're going to need windows for the bedrooms,  
24 et cetera.

25 MR. BEHAR: Okay. I mean, listen, you

1 generalized an optional requirement.

2 I would say that you're still looking at  
3 the liner requirement, where you have the  
4 principal street, but when you have -- let's  
5 say it's a corner lot -- then it should be on  
6 the two sides.

7 MR. BEHAR: Look, I think it's -- again, it  
8 goes back to the depth of the property. It's  
9 all relative. If you have the necessary depth,  
10 you should a hundred percent incorporate a  
11 liner, okay, but if -- a lot of the properties  
12 in the Gables, and just do the math, are  
13 platted at a hundred feet, okay.

14 When you put parking, parking, that gives  
15 you 60 feet for a stall, a drive and a parking,  
16 and then you're going to have 22 feet for the  
17 drive and your setbacks, then what do you have  
18 left? You can't. You don't. Mathematically,  
19 it doesn't even work.

20 And you need -- I mean, you could -- yeah,  
21 you could do one row of parking and, you know,  
22 two -- but then it's going to take you how many  
23 more levels?

24 I think Felix is, you know, right. If you  
25 have a property that is two streets, that you

1 have the depth, no question.  
 2 MR. PARDO: I think maybe the terminology  
 3 you're looking for is, where feasible, provide  
 4 the habitable liner, you know, facing --  
 5 MR. SALMAN: -- the principal street.  
 6 MR. PARDO: No, because principal in a  
 7 corner could only be only one.  
 8 MR. BEHAR: No. All streets that you --  
 9 MR. PARDO: All public right-of-ways.  
 10 MR. BEHAR: Where feasible -- all public  
 11 right-of-ways.  
 12 MR. PARDO: All public right-of-ways. That  
 13 way you eliminate the alley.  
 14 MR. BEHAR: Yeah.  
 15 CHAIRMAN AIZENSTAT: How do you determine  
 16 feasible? Who makes that determination, the  
 17 architect that's doing the project?  
 18 MR. BEHAR: I mean, it's the depth of a --  
 19 CHAIRMAN AIZENSTAT: So there's a standard?  
 20 What I'm asking is, there's a standard minimum  
 21 depth and so forth, that come into play, that  
 22 confirm that it's not feasible?  
 23 MR. PARDO: Well, because --  
 24 CHAIRMAN AIZENSTAT: I mean, is it  
 25 arbitrary for somebody to say it's not

feasible?  
 2 MR. PARDO: Yeah. I mean, you're going to  
 3 know pretty much, because you could be  
 4 pretty -- you could use a lot of imagination  
 5 depending -- it could just be the depth of a  
 6 room, almost, or a little bit more.  
 7 MR. BEHAR: Yeah.  
 8 MR. PARDO: It doesn't have to be 18 feet.  
 9 MR. BEHAR: Well, but remember, you have --  
 10 MR. SALMAN: If you need a --  
 11 (Simultaneous speaking.)  
 12 MR. BEHAR: No, but you will, because if  
 13 you have a garage --  
 14 MR. PARDO: But, Robert, you could go  
 15 straight out to a little patio on the ground  
 16 floor.  
 17 MR. BEHAR: "Pero" not on the second, third  
 18 or fourth floor.  
 19 MR. PARDO: No, on the first and second  
 20 floor, if you have a townhouse.  
 21 MR. BEHAR: Yes, but how do you do the  
 22 upper floors? You need the quarter. So that's  
 23 why typically -- I know the City of Miami went  
 24 through the exercise. I think like 18 feet is  
 25 minimum, five, and then the wall, and a 12-foot

1 room. I mean, listen, 12 feet is not a lot,  
 2 but at least it works.  
 3 MR. PARDO: But you don't have to make it  
 4 prescriptive, if you're just saying --  
 5 MR. BEHAR: Where feasible.  
 6 MR. PARDO: Yeah, where feasible and you're  
 7 making it habitable.  
 8 MR. WITHERS: And it could be storage units  
 9 for the people living in the building, as well?  
 10 MR. BEHAR: No. No. No. No. If you want  
 11 to activate it, you want a habitable space.  
 12 You want something --  
 13 MR. WITHERS: I got it. I got it. I got  
 14 it.  
 15 MR. BEHAR: I want to see the lights. I  
 16 want to see activity. I think simply by  
 17 putting, where feasible, will suffice.  
 18 MS. GARCIA: So if someone's trying to do a  
 19 multi-family building and they have to fulfill  
 20 six of the twelve, if it's not feasible, do  
 21 they still get a point for this one? That's  
 22 the reason I'm not putting the word in, if  
 23 feasible, because they're supposed to be  
 24 getting the credit for doing something above  
 25 and beyond?

1 MR. SALMAN: I see what you're saying. Do  
 2 they get the point if it isn't feasible?  
 3 MS. GARCIA: Right. This all is because  
 4 there's a requirement and prerequisite.  
 5 MR. BEHAR: Something that I would have  
 6 liked to see and I made my notes -- I went  
 7 through it really carefully, you know. I've  
 8 been in communication with you on this. The  
 9 intend here is to conceal the garages, whether  
 10 it's with habitable space or an architectural  
 11 treatment that looks good, okay.  
 12 We don't want to see open garages. We  
 13 don't want to see any of that. That's the  
 14 intent.  
 15 MR. PARDO: And not only that, I mean,  
 16 you're going back to Jane Jacobs, forty years  
 17 ago, where you want to have eyes on the street,  
 18 just from a safety standpoint.  
 19 MR. BEHAR: Yeah. I see your point about,  
 20 if you don't get -- if it's not feasible, do  
 21 you get the point or not, but what -- so lots  
 22 that are less than a certain depth  
 23 automatically get penalized for not having -- I  
 24 see that a little bit, you know -- very  
 25 restrictive.

1 MR. PARDO: Mr. Chairman --  
 2 CHAIRMAN AIZENSTAT: Yes, sir.  
 3 MR. PARDO: -- Number 8, incorporating an  
 4 optional requirement to provide additional open  
 5 space and reduce the amount to -- I don't  
 6 understand the sentence. I'm sorry.  
 7 MS. GARCIA: So, again, the memo is just to  
 8 summarize --  
 9 MR. PARDO: Right. Can you --  
 10 MS. GARCIA: -- before you look into the  
 11 meat of it.  
 12 Yeah. So, before, it was one percent. Now  
 13 it's reduced to .25 percent, and there's an  
 14 alternative proposed.  
 15 MR. PARDO: How do you pay this one percent  
 16 number or .25 percent? You know, what --  
 17 MS. GARCIA: So there is a fund that the  
 18 City has for acquiring properties to be parks,  
 19 right. They've put so much money into it every  
 20 year, I believe.  
 21 MR. PARDO: What I'm asking is, let's say I  
 22 have the infamous M4, which used to be 20,000  
 23 square feet minimum lot size and now it's  
 24 10,000 square feet lot size. Then ten percent  
 25 has to be open space on the ground level.

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1 MS. GARCIA: M4?  
 2 MR. PARDO: I'm sorry?  
 3 MS. GARCIA: What do you mean by "M4"?  
 4 MR. PARDO: The Zoning M4.  
 5 MS. GARCIA: Mixed-use or --  
 6 MR. PARDO: Right, mixed-use.  
 7 MS. GARCIA: Oh, okay. Okay.  
 8 MR. PARDO: I'm sorry.  
 9 So it's ten percent.  
 10 MS. GARCIA: Of open space, yes.  
 11 MR. PARDO: So, now, ten percent times  
 12 10,000, that's a thousand square feet of open  
 13 space. How do you determine, you know, how  
 14 much you're going to reduce by the contribution  
 15 to this open space requirement under Number 8?  
 16 I don't understand it.  
 17 MS. GARCIA: No. So it's very similar to  
 18 the Art in Public Places. So a certain  
 19 percentage of the project -- the project value  
 20 is going to go towards a fund, and we were up  
 21 last time with the Board --  
 22 MR. PARDO: To provide additional open  
 23 space as a contribution to buy lots --  
 24 MS. GARCIA: As an alternative, yeah.  
 25 Yeah, for the first option. Uh-huh. Right.

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1 MR. PARDO: -- of like little mini parks or  
 2 whatever.  
 3 MS. GARCIA: Exactly. Yes. That's the  
 4 first option.  
 5 MR. PARDO: I'm sorry, I didn't --  
 6 MS. GARCIA: The second option is to  
 7 provide it on-site, which is what was  
 8 recommended by this Board.  
 9 MR. PARDO: I got it. We're not out of  
 10 Page 1 yet. That's next.  
 11 CHAIRMAN AIZENSTAT: No problem.  
 12 MR. COLLER: I just want to remind everyone  
 13 that this is a public hearing and that we do  
 14 need to indicate if there's anybody here who  
 15 wants to testify at some point.  
 16 CHAIRMAN AIZENSTAT: What I'd like to do  
 17 is, Jennifer, are you done with your  
 18 presentation?  
 19 MS. GARCIA: Yes.  
 20 MR. BEHAR: Okay.  
 21 CHAIRMAN AIZENSTAT: We'll come back to  
 22 Jennifer.  
 23 What I'd like to do is, Jill, do we have  
 24 anybody that's signed up to speak? How many  
 25 speakers?

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1 THE SECRETARY: One. Alex Adams.  
 2 CHAIRMAN AIZENSTAT: Would you please call  
 3 Mr. Adams?  
 4 MR. ADAMS: I thought you guys were going  
 5 to forget about me tonight. You guys got  
 6 spirited there.  
 7 Welcome, again, Mr. Behar. Nice to see  
 8 you.  
 9 CHAIRMAN AIZENSTAT: If you'd state your  
 10 name.  
 11 MR. ADAMS: Oh, yes. Yes.  
 12 So Alexander Adams, 50 Minorca, like I  
 13 said, across the street from the previous  
 14 project.  
 15 So, yeah, I had gone through here,  
 16 similarly, and made some notes. So I have  
 17 about maybe 20 notes. So I'd just read these  
 18 into the record and then you guys can discuss  
 19 them in your items.  
 20 I guess I'll go page by page, you know.  
 21 Page 2, one thing, this Conceptual  
 22 Mediterranean Review by the Board of  
 23 Architects, I'm all about public support, but  
 24 at some point you kind of have to give Staff  
 25 the reigns, I think, and taking developers

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1 again through another series of reviews, at  
2 such a very early broad stroke, I just think  
3 it's an extra hurdle in some ways. I think  
4 that should be Planning and Zoning.

5 The other one is -- and I don't know where  
6 this should go, honestly, but one thing I would  
7 say is, when we talk about Mediterranean  
8 architecture, and I've said to Council Members  
9 before, is Mediterranean art-architecture. I  
10 think the architecture is our art, and I think  
11 that if you're going to put exceptional  
12 Mediterranean architecture, you should get  
13 credit for the art.

14 I think that if you look at -- and I know a  
15 lot of people have a lot of opinions, just like  
16 the paseo, on Plaza, but some of the best art  
17 in the Plaza project was not counted as art,  
18 because it just wasn't done by an artist, but  
19 yet it was done by an architect, it was done by  
20 a landscape architect, it was done by -- and  
21 these were artists of the day.

22 So, for instance, in the curvature on that  
23 project, there's a beautiful, I think it's a  
24 black granite or something, but the water  
25 feature, and it has lighting, it has plants in

1 bit here and there, there's got to be some  
2 wiggle room, you know, but it needs to be  
3 defined, five percent, ten percent, something  
4 like that.

5 The other one, the context analysis,  
6 similar thing. You're saying, surroundings. I  
7 think, again, you need to probably say one  
8 block or something, you know. What defines  
9 these surroundings for your context plan. I  
10 think there needs to be something there.

11 On Page 6, Number -- I guess this is part  
12 of 1, the best practices, it says, "Historical  
13 American Building Survey," I'm not familiar, as  
14 much, with that particular specific reference,  
15 but I would say it's Mediterranean precedence.  
16 In other words, you could have historical  
17 buildings that are Art Deco or something else.  
18 You know, I mean, you don't want to use those,  
19 so specifically Mediterranean precedence.

20 And, then, building scale -- I think the  
21 biggest thing -- the backlash was mostly  
22 buildings that are not symmetrical, and I  
23 think, in one place here, I'll find it, it says  
24 small scale -- Number 4, "Small scale buildings  
25 may be designed asymmetrical in organic

1 it and so forth, that was not considered art at  
2 all, but yet the big blob of brass was  
3 considered art. I really have a problem with  
4 what -- when you go down to the art and you  
5 can't say what is tasteful art, we have a lot  
6 of blobs going up in the City, ever since the  
7 blob in the roundabout over here, 10 years, 15  
8 years ago, there's been a lot of blob going on.

9 So I would like to see -- if you're going  
10 to do great architecture, it's art, it's public  
11 art. Back in the days, the public buildings,  
12 these were public art. You know, the museum,  
13 this building, this is an art piece. This is  
14 absolutely an art piece, you know.

15 So I don't know where that should go, but  
16 that's one. That's a big one for me,  
17 personally.

18 What we did, talking about Miami, on Page  
19 4, any change that goes back to the Board of  
20 Architects, I think you need some minimal  
21 amount. Typically, in the industry, it's ten  
22 percent. I mean, that's typically what's used  
23 in a lot of cities, it's anything under 10  
24 percent. So you move something, you know, a  
25 window a foot or you want to move it a little

1 compositions." I really have hesitation with  
2 Mediterranean. Mediterranean is always pretty  
3 much -- I mean, that I've seen, is symmetrical.  
4 I mean, I think symmetry is probably the  
5 biggest thing.

6 Again, I mentioned the ornate excellence.  
7 I actually put it on Page 8. I don't know if  
8 that's where it should go, but -- what's the  
9 best place to put it, but --

10 Number 5, on Page 8, the shopfront glass  
11 shall be clear, but we do want to allow Low-E,  
12 and I know the architects know about that  
13 light. I mean, it does have some look or some  
14 color to it, but it's environmentally friendly  
15 and it's considered clear. So I would just  
16 include that.

17 The finished floor height, 18 inches above  
18 sidewalk or FEMA, I would say. Remember, on  
19 your homeowner's policies, having finished  
20 floor above FEMA or an additional 18 inches,  
21 which is what this says, gives you additional  
22 points, so it's going to help the building with  
23 their insurance and all down the line.

24 The balconies is a great discussion. I  
25 agree with both sides, kind of. I think, if

1 you're going to do a Juliet, I would rather see  
2 it be able to be opened, and so maybe there  
3 could be a carve out that, for a normal  
4 balcony, that has room to do openings, it'd  
5 open. If it's a Juliet, it's the only case  
6 where you allow, you know, some sort of a  
7 slider or something. I think there could be a  
8 carve out for that, but in general, you want it  
9 to open out, is the intent.

10 And, then, on Page 11, Number 10, talking  
11 about sidewalk improvements, we talked about it  
12 in the last one, as far as street lights, so  
13 where it says shade trees, undergrounding  
14 utilities, sidewalks, bike ways, it says, other  
15 public realm, I would specifically add bike  
16 racks, lighting and bulb outs as specifics, and  
17 then you could say, and other, but I think we  
18 really need to start talking about bike racks  
19 in the City.

20 That is really also a low hanging fruit for  
21 art. You can do bike art, you know, racks, and  
22 some people, you want to be able to connect  
23 your bike at different points and all, but,  
24 again, giving more alternatives, but it's  
25 really important to streetscape, so the

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1 lighting, the bike racks, the sidewalks and  
2 all.

3 And then -- we move on. And the other one  
4 was all of the way to Page 25, so we're  
5 skipping very quick. Number 2, this says --  
6 and maybe I'm reading this wrong, but it says,  
7 "Included the following specific Mediterranean  
8 character defining features," this says Number  
9 A, "Asymmetry may have second masses of  
10 symmetry," and I feel like that's backwards.  
11 Like it should be symmetry and you could have  
12 secondary masses of asymmetry. So we want  
13 symmetry and you can add asymmetry secondarily.

14 The same thing with (I), "Varied windows  
15 and door types in configurations in  
16 asymmetrical rhythm comprised mostly of  
17 casement," I think you actually want  
18 symmetrical rhythms, unless I'm reading that  
19 wrong, but that seems to be.

20 And the last ones on Page 26 was, let's  
21 see, "Elevator mechanical equipment, parapets  
22 shall not count towards height," I think you  
23 need to say also, "Mediterranean architectural  
24 elements." So Mediterranean architectural  
25 elements of some sort, not count towards

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1 height, which you have a lot, the Biltmore and  
2 other things, you know. Those typically were  
3 not counted.

4 So those are my specifics, and I look  
5 forward to more debate in the area.

6 CHAIRMAN AIZENSTAT: Thank you.

7 MR. BEHAR: Mr. Chairman, can I ask the  
8 speaker?

9 CHAIRMAN AIZENSTAT: Sure.

10 MR. BEHAR: You say, symmetry. If my  
11 memory doesn't fail me, Addison Mizner, who did  
12 a lot of Mediterranean work through the Palm  
13 Beach, to me --

14 MR. GRABIEL: Boca.

15 MR. BEHAR: In Boca, yeah. Very, very,  
16 very great. If you study his work, very little  
17 of his work was symmetrical, but yet the  
18 composition that he did was, in my opinion --  
19 professional opinion, excellent. So symmetry  
20 doesn't mean that it's good for Mediterranean.  
21 I think that when you analyze a lot of the  
22 Mediterranean buildings, not only in here, but  
23 in Europe, there's a lot of non-symmetrical.

24 So I think that -- you know, my opinion, I  
25 think the architect should have the ability,

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1 the freedom, to do, you know, a composition  
2 that really is exceptional and doesn't have to  
3 be symmetrical. When you said, "It should be  
4 symmetrical," I respectfully disagree, and you  
5 have -- I mean, we work together. I've known  
6 Adams now for, I don't know for how many  
7 years --

8 MR. ADAMS: Yeah.

9 MR. BEHAR: -- you know, but I think that  
10 you really could make a beautiful -- especially  
11 on the smaller building, is where you really  
12 could have an opportunity to be very nice and  
13 have those different heights, different volume,  
14 you know.

15 MR. GRABIEL: If you look at the Douglas  
16 Entrance, which is one of the best  
17 Mediterranean --

18 MR. ADAMS: That's a good one. I'll agree  
19 with you there.

20 MR. GRABIEL: Douglas Entrance, which is  
21 one of the best Mediterranean buildings that we  
22 have in the City, there's nothing symmetrical,  
23 absolutely nothing symmetrical.

24 MR. SALMAN: The Phineas Paist office on  
25 Ponce de Leon Boulevard, just south of Miracle

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1 Mile -- two blocks south, on the west side, is  
2 a beautiful building. It's asymmetrical in its  
3 primary design. It's symmetrical in its  
4 components. So it's the composition that makes  
5 it so beautiful.

6 MR. ADAMS: And maybe that could be further  
7 massaged or clarified, because, I mean, I agree  
8 with you on Douglas and I agree with you on  
9 some others --

10 MR. BEHAR: No, Douglas is the perfect  
11 example.

12 MR. ADAMS: Yeah.

13 MR. BEHAR: The last meeting here, he  
14 almost gave me COVID. Today he's helping me  
15 out.

16 MR. ADAMS: So, no, I mean -- but I think  
17 the hard part, and I've been in planning and  
18 zoning for many years, too, and all of this, is  
19 where you start. I think you start with  
20 symmetry, and, then, if it is exceptional, if  
21 it is, you know, let the Board of Architect,  
22 let Planning and Zoning, let the good  
23 architects, the great architects, have  
24 flexibility, but you start from a minimum at  
25 symmetry and then you go way, for key features.

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1 And the other thing I'll just make a brief  
2 comment, when we did all of the analyses for  
3 Miami 21 and Miami and all that, 15 feet was  
4 the minimum on liners, typically. That's what  
5 we found. And that's what PPZ and others have  
6 done all over the country. That's typically  
7 what they've used. Now, I don't know if that  
8 includes the hallway or not or how they're  
9 figuring that number.

10 MR. BEHAR: No, it didn't. It didn't. It  
11 was just the habitable space.

12 MR. PARDO: No. Correct.

13 MR. ADAMS: Yeah. But, usually, I would  
14 say -- talking about the hundred foot lot,  
15 usually a hundred foot lot, you're not going to  
16 do structure parking. I mean, it's going to be  
17 very, very tight, and it's going to be very  
18 inefficient. So, typically, if you're in  
19 structured parking, you have -- like the last  
20 project, you have more than a hundred feet.  
21 You have, you know --

22 MR. BEHAR: Let me tell you, there's a lot  
23 of areas --

24 MR. ADAMS: Can you do it in a hundred feet  
25 and have structured parking?

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1 MR. BEHAR: Yeah. I mean, there are -- we  
2 have a lot of examples that, unfortunately --

3 MR. ADAMS: Is it tight? Inefficient?

4 MR. BEHAR: Because you have no choice.

5 MR. SALMAN: Very inefficient.

6 MR. PARDO: Mr. Chairman --

7 CHAIRMAN AIZENSTAT: Yes, sir.

8 MR. ADAMS: Thank you.

9 MR. PARDO: -- I want to address two things  
10 that Mr. Adams --

11 CHAIRMAN AIZENSTAT: Thank you Mr. Adams.

12 MR. PARDO: -- addressed, and that is that  
13 the best practices manual, et cetera, that  
14 should be online for the public to see.  
15 Furthermore, the examples on Page 24, which now  
16 go from A to Z, Staff, I think, should create  
17 basically a pictorial of every example that is  
18 there and put it online, so the public can see  
19 what the intent is.

20 Right now, they read the ordinance and  
21 they're going to have to research every one of  
22 these buildings. Having a simple pictorial may  
23 be, you know, the best shot of that particular  
24 piece of architecture, I think would go a long  
25 way, where people then start to understand what

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1 the vocabulary is.

2 CHAIRMAN AIZENSTAT: If you don't mind,  
3 Felix, I'd like to see if there's any other  
4 speakers, only because I'd like to go ahead and  
5 close it, if not.

6 THE SECRETARY: No more speakers, no.

7 CHAIRMAN AIZENSTAT: Neither on Zoom or --

8 THE SECRETARY: They haven't indicated or  
9 raised their hand.

10 CHAIRMAN AIZENSTAT: Okay. So at this  
11 point, I'll go ahead and close it to public  
12 comment. Please, continue, Felix.

13 MR. PARDO: Sure. So, you know, I think,  
14 having those two things there is not just a  
15 tool for the people that are using the Code,  
16 but it's also a great explanation of the  
17 vernacular, and I think it's very important for  
18 people to have that as an example, so they  
19 understand it.

20 I also believe, Mr. Chairman, that we got  
21 to basically Page 1. I really believe that we  
22 went through an hour and a half public hearing,  
23 which the applicant deserved to be heard. I  
24 think that it is very difficult. Mr. Adams  
25 just took a little bit of time here. He's, you

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1 know, a person that just went through, you  
2 know, what we went through, and if you multiply  
3 the amount of people -- I think it's very  
4 difficult to actually look at every single one  
5 of these points in this format.

6 I really believe that, you know, it should  
7 be more of a maybe Planning Board Workshop to  
8 go over just the Code, you know, where we  
9 concentrate on only the Code, and I think it  
10 would be much more fruitful if we do it that  
11 way -- open to the public, and do it that way,  
12 because I think, if you go through every one of  
13 the pages -- because, for me, I marked up most  
14 of the sheets with comments and I did it in  
15 three different colors. I would love to be  
16 able to make color copies or have Staff make  
17 color copies of this and Staff keep a copy and  
18 then give them to all of the Board Members, so  
19 they can see my concerns, so when I start  
20 talking about it, you know, it doesn't become  
21 abstract.

22 That's just a suggestion, because I think  
23 that this is such an important item, that it  
24 will take hours and hours and hours to do it.  
25 That's just my thought.

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1 what you're suggesting to do with this?

2 MR. PARDO: Because I didn't sit on that  
3 one, I sat on the original, and it took that  
4 amount of time, because it was so voluminous,  
5 and, in fact, we were transitioning from the  
6 original Zoning Code to the first ever, you  
7 know, more current one that we have today, what  
8 I'm saying is that, this only has 26 pages, but  
9 there's a lot of room for debate. We spent,  
10 you know, a good 20 minutes just talking about  
11 the depth of the windows, whether the sliders  
12 go this way, that way, but what we're  
13 discussing is actually bonus items,  
14 pre-requisite items, bonus items for a Level 1,  
15 bonus items for Level 2. I mean, they're  
16 important and I would like to hear, at least,  
17 all of our Board Members be able to contribute,  
18 to either agree or disagree.

19 MR. BEHAR: Yeah. I think you're  
20 absolutely correct. I think that this deserves  
21 to be one meeting specifically for this. You  
22 know, I know that myself, there's a lot of  
23 comments. I know that, with half an hour left,  
24 we're not going to be finish. So I think that  
25 maybe we got to schedule a meeting solely for

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1 CHAIRMAN AIZENSTAT: I think what I'm  
2 hearing, if I'm understanding you correctly, is  
3 that, for this item, you'd like to have a  
4 session that will bring more input from the  
5 public, which I wonder if it will or it won't,  
6 because people, from my experience, usually  
7 don't come to some of these things, except at  
8 the end, when they have an issue, and that's  
9 when they come and say things.

10 But given that, what you're saying is, you  
11 want to have a workshop type style, where you  
12 devote -- the same we originally did with the  
13 Zoning Code Re-write, to go ahead and look at  
14 this item by item. I mean, we sat here during  
15 that Zoning Code Re-write years ago, the first  
16 one, where we sat here until midnight, for  
17 example. We started at six o'clock. Javier  
18 was on that with me. It was myself, Javier,  
19 and I know Robert --

20 MR. SALMAN: Robert was there.

21 CHAIRMAN AIZENSTAT: Yeah. It was the  
22 three of us and there were other individuals.  
23 We sat, basically, from 6:00 at night to  
24 midnights, over and over and over, going  
25 through, line by line, item by item. Is that

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1 this. Whether we get input from the public or  
2 not, I think our comments is going to take  
3 every bit of those three hours that we're going  
4 to have.

5 MR. PARDO: And that's the thing, and you  
6 remember, Robert, when we were on the Blue  
7 Ribbon Committee, you know, that it went on  
8 hours and hours, but we were moving in the  
9 right direction.

10 MR. SALMAN: We were moving in this  
11 direction.

12 MR. PARDO: Exactly. And we still have an  
13 item to discuss, which is extremely important.  
14 I'm not trying to just table it. I'm trying to  
15 make sure that we just do it the right way.

16 CHAIRMAN AIZENSTAT: Would you -- not you,  
17 but would the Board like to add an additional  
18 date to discuss this, as opposed to the dates  
19 that we currently have already set on the  
20 agenda? And the reason I ask that is because,  
21 I don't know what projects or what is in the  
22 pipeline coming to us, and I think, when we  
23 discuss this, from what I'm hearing from  
24 everybody is, that we'd like to have a meeting  
25 where this is the only item on the agenda.

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1 MR. PARDO: Mr. Chairman, I think that  
2 would be the least disruptive to Staff and the  
3 applicants, you know, because unless there's a  
4 month that there's no application or no other  
5 item, I think it would be --

6 MR. BEHAR: Jennifer, what's the minimum  
7 time that we need to advertise to have a  
8 Special Meeting?

9 MS. GARCIA: Ten days.

10 MR. BEHAR: Huh?

11 MS. GARCIA: Ten days.

12 MR. BEHAR: I mean, I'm -- two weeks from  
13 today, I mean --

14 MR. WITHERS: Do you want to start at four  
15 o'clock?

16 MR. BEHAR: I'm okay with that. You know  
17 what, I'd rather start at 4:00 and if we finish  
18 by 7:00, leave at 7:00, not leave at 9:00, you  
19 know.

20 MR. PARDO: I agree.

21 MR. COLLIER: Jennifer, do you know if we --  
22 if the Commission is waiting for this?

23 MS. GARCIA: They are, and I think,  
24 actually, the Board of Architects was probably  
25 the one that was most adamant about -- moving

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1 through the process, so they can use it for  
2 their review. They haven't gotten this for  
3 over a year and a half.

4 MR. COLLIER: So if you had a meeting two  
5 weeks from now, if that's feasible, would that  
6 create an issue, a delay?

7 MR. GARCIA: Yeah. I mean, that's just  
8 more projects that have the same criteria that  
9 we have today.

10 MR. PARDO: I'm just trying to say that, in  
11 all fairness to everyone that's anticipating  
12 this, you know, adding that additional day as  
13 suggested by the Chairman, I think is a great  
14 idea. Starting off earlier, as suggested by  
15 Robert, is a great idea. But that way we can  
16 do it. There's no way we're going to do  
17 anything today to get this done, but to start  
18 off fresh -- and the other thing is, I don't  
19 know legally if we can, if we have our own  
20 comments, you know, whether we could give it to  
21 Staff and Staff could make copies and at least  
22 everybody has the ability of seeing, you know,  
23 these areas --

24 MR. COLLIER: Well, there is a little bit --  
25 I think there's a way to do it, but I don't

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1 think we can do it in that way. I think if we  
2 have -- there's a Sunshine area with  
3 communicating comments back and forth.

4 MR. PARDO: No. No. No. I'm not saying  
5 back and forth. What I'm saying is, giving  
6 them to Staff and having Staff distribute, only  
7 so we're prepared, so by the time we come to  
8 the meeting in two weeks, that we already have  
9 at least something.

10 MR. COLLIER: I think the way to do it would  
11 be, to the members, distributed at an open  
12 meeting, where copies are made available to  
13 everyone, and they're also made available to  
14 the Board. So it's at a meeting, where that's  
15 done. You can't put Staff in the position of  
16 being the vehicle.

17 So I would suggest, unfortunately -- I  
18 don't know how could you do it and then avoid  
19 that. I will check with the City Attorney to  
20 see what her position would be, if the notes --  
21 each person's notes are copied and distributed  
22 prior to the meeting, and I will check and see.  
23 It may not be possible to do it that way, but I  
24 will discuss it with her.

25 I also think that this room is always in

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1 such demand, and we've had meetings, and it may  
2 not be as ideal, in the conference room of the  
3 Planning Department, where it's been recorded.  
4 I don't know if that would --

5 MR. BEHAR: If you do a workshop --

6 MR. COLLIER: Right. Well, that's what  
7 we're talking about.

8 MR. PARDO: And I'm saying, even the Police  
9 Department has -- we just had a Charter Review  
10 Committee there the other day, with the  
11 Commission, and it was a great location and it  
12 can be televised, et cetera. They have all of  
13 the equipment already set up.

14 MR. COLLIER: So what do you think,  
15 Jennifer?

16 MS. GARCIA: Fine. We can see what's  
17 available.

18 MR. COLLIER: But we'll probably likely  
19 need -- well, I'll discuss, again, with the  
20 City Attorney whether we probably will want to  
21 have a court reporter at that meeting.

22 MR. PARDO: You won't have a court  
23 reporter?

24 MR. COLLIER: We probably will have --

25 CHAIRMAN AIZENSTAT: At a workshop.

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1 MR. COLLER: At a workshop, we probably  
2 will have the reporter. I'll discuss that,  
3 because it's part of a legislative item that's  
4 being --

5 MR. BEHAR: And for the workshop, we still  
6 need ten days' notice?

7 MR. COLLER: Yes. Yes. So I don't know  
8 what the feasibility of --

9 CHAIRMAN AIZENSTAT: I mean, you'd have to  
10 circulate dates.

11 MS. GARCIA: Right.

12 CHAIRMAN AIZENSTAT: Because (A) you've got  
13 to find out what's available, when it's  
14 available and who is available?

15 MS. GARCIA: Correct.

16 CHAIRMAN AIZENSTAT: So I don't think  
17 that's a determination that could be made right  
18 now. Not because each of us may or may not  
19 know our schedules, but we don't know where  
20 they can fit us.

21 MS. KAWALERSKI: And I will be out until  
22 the 26th.

23 CHAIRMAN AIZENSTAT: So let's have it the  
24 23rd. I'm just teasing.

25 MS. KAWALERSKI: You would love it. Robert

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1 would love it.

2 MR. BEHAR: No. No. No, Sue. Don't say  
3 that. No, actually, wait until you hear my  
4 comments.

5 CHAIRMAN AIZENSTAT: So I think -- going  
6 back to this, I think what I started saying or  
7 what I'm hearing is that the Board, as a whole,  
8 would really like have a workshop to go into  
9 depth and into detail on this, and we are -- as  
10 the Board as a whole are requesting Staff to go  
11 ahead and try to set that up, on a time that we  
12 can all attend.

13 MR. COLLER: I have one other question. I  
14 know you want to call it a workshop, but if  
15 you're able to come to some decision and you  
16 want to make a motion for a recommendation for  
17 approval, with modifications, I think you would  
18 want to be in a position to do that. So I know  
19 you want to call it a workshop. I think, my  
20 inclination was to say, a Special Meeting.

21 MR. BEHAR: I think that's the way we go.

22 MR. PARDO: That's fine.

23 MR. BEHAR: We don't need to have a  
24 workshop to then come back and have the meeting  
25 so we could vote on it.

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1 MR. PARDO: I just used workshop, thinking  
2 you roll up your sleeves and get it done.

3 MR. COLLER: Well, I think you can roll up  
4 your sleeves and still call it a Special  
5 Meeting.

6 CHAIRMAN AIZENSTAT: All right. So now  
7 that we understand that that's what we would  
8 like, do we need a motion to defer this item?

9 MR. COLLER: Well, you need a motion to  
10 defer with the request for a Special Meeting  
11 with all delivered speed.

12 MR. PARDO: So moved.

13 CHAIRMAN AIZENSTAT: At a date when we --

14 MR. BEHAR: First available date.

15 MR. SALMAN: First mutually agreeable  
16 available date.

17 So moved.

18 MR. BEHAR: Second.

19 CHAIRMAN AIZENSTAT: Any discussion?

20 MR. COLLER: One other thought, if it turns  
21 out, amongst us, you can't come to a date  
22 that's agreeable other than next month, maybe  
23 we can think about starting earlier. So if we  
24 can't find another date, we have to meet here  
25 next month, that we could consider starting at

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1 four o'clock. Is that a problem for the Board,  
2 since you're already scheduling that?

3 MR. BEHAR: No. I just don't know if we  
4 really have a month to wait to do that.

5 MR. COLLER: Right. We're hoping that we  
6 can find a date that everybody can agree to.

7 MR. BEHAR: I think, if you come back to us  
8 and tell us these are the available dates --

9 MR. WITHERS: Why don't we give some dates  
10 now?

11 MR. PARDO: Robert, just so you know, Sue  
12 gets back from China on the 25th.

13 MS. KAWALERSKI: That evening, on the 25th.

14 MR. PARDO: So Thursday would be the 26th.  
15 If you do --

16 MR. WITHERS: The following Wednesday, we  
17 can even do that, no, the 2nd?

18 MR. PARDO: Well, as a second date. In two  
19 weeks, that would be the 26th of September,  
20 Thursday.

21 MR. WITHERS: I wanted to give her a week  
22 of being inoculated before I sit next to her at  
23 the meeting. No. No.

24 MR. PARDO: We'll sit her next to Julio.  
25 The second date, Mr. Chairman, would be

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1 Wednesday, the 2nd, which would be in three  
2 weeks.  
3 MR. WITHERS: Yeah.  
4 CHAIRMAN AIZENSTAT: So right now we're  
5 floating 26th or 2nd.  
6 MR. WITHERS: Either one.  
7 CHAIRMAN AIZENSTAT: Now, does it have to  
8 be on a Wednesday?  
9 MR. PARDO: No. No. The first one, the  
10 26th, is a Thursday.  
11 CHAIRMAN AIZENSTAT: Got it.  
12 MR. PARDO: Because she gets back on  
13 Wednesday.  
14 MR. COLLER: I think October 2nd might be  
15 an issue.  
16 MR. BEHAR: It could be a couple of days  
17 before -- what day is October 2nd?  
18 MR. WITHERS: Wednesday.  
19 MR. BEHAR: I mean, it could be on a  
20 Tuesday. I mean, it doesn't really --  
21 CHAIRMAN AIZENSTAT: Okay. We've got to  
22 find out what's available.  
23 MR. BEHAR: It could be the 1st, the 2nd or  
24 the 3rd.  
25 MR. PARDO: And the venue, if it's

1 available, could be the police station.  
2 CHAIRMAN AIZENSTAT: If this isn't  
3 available.  
4 MR. PARDO: If this is not available, it  
5 could be there, and they have public there all  
6 of the time, and it could be recorded.  
7 CHAIRMAN AIZENSTAT: So the idea, just to  
8 be clear, would be sometime between the 26th to  
9 about the 2nd.  
10 MR. COLLER: Yeah, October 2nd is Rosh  
11 Hashanah sundown. So that will be probably a  
12 problem.  
13 CHAIRMAN AIZENSTAT: Between 26th and the  
14 3rd.  
15 MS. GARCIA: The 3rd is Rosh Hashanah.  
16 MR. COLLER: Well, the way it works is,  
17 it's always the evening before.  
18 MS. GARCIA: Yes.  
19 CHAIRMAN AIZENSTAT: Okay.  
20 MR. WITHERS: I'll accept his motion.  
21 CHAIRMAN AIZENSTAT: So the motion is  
22 between that. We have -- who seconded it? By  
23 Felix and by Chip Withers -- by Mr. Behar.  
24 MR. SALMAN: Through the Chair, a friendly  
25 amendment, that we start early.

1 CHAIRMAN AIZENSTAT: At four o'clock. The  
2 idea would be to start at four o'clock.  
3 MR. SALMAN: And include it in the  
4 recommendation.  
5 CHAIRMAN AIZENSTAT: Is that okay with you,  
6 Felix, to start at four o'clock?  
7 MR. PARDO: Yes.  
8 MR. WITHERS: With dinner served.  
9 MR. BEHAR: Again, if we start earlier,  
10 I'll bring some lunch.  
11 CHAIRMAN AIZENSTAT: So at four o'clock  
12 preferably start time on this.  
13 We have the second, which Mr. Behar agreed  
14 to. Any other discussion? No?  
15 Call the roll for deferment on it.  
16 THE SECRETARY: Felix Pardo?  
17 MR. PARDO: Yes.  
18 THE SECRETARY: Javier Salman?  
19 MR. SALMAN: Yes.  
20 THE SECRETARY: Chip Withers?  
21 MR. WITHERS: Yeah.  
22 THE SECRETARY: Robert Behar?  
23 MR. BEHAR: Yes.  
24 THE SECRETARY: Julio Grabiell?  
25 MR. GRABIEL: Yes.

1 THE SECRETARY: Sue Kawalerski?  
2 MS. KAWALERSKI: Yes.  
3 THE SECRETARY: Eibi Aizenstat?  
4 CHAIRMAN AIZENSTAT: Yes.  
5 Thank you.  
6 MR. COLLER: We have one more item.  
7 CHAIRMAN AIZENSTAT: Yes.  
8 MS. GARCIA: So this last item is pretty  
9 lengthy. The presentation is pretty lengthy,  
10 and I'm sure the discussion is going to be  
11 longer. I would suggest we just postpone on  
12 this.  
13 CHAIRMAN AIZENSTAT: Well, we have fifteen  
14 more minutes before we have to ask for an  
15 extension of time, which I think my other Board  
16 Members to my right and my left may not agree  
17 to an extension of time.  
18 MR. BEHAR: Mr. Chairman, if Jennifer is  
19 telling us -- Ms. Garcia is telling us that  
20 it's going to be lengthy and it's going to take  
21 -- I think, you know --  
22 MS. GARCIA: Yeah. There's no a rush on  
23 this one. We don't have any pending  
24 applications that we need --  
25 CHAIRMAN AIZENSTAT: Is there a motion to

1 defer --

2 MR. SALMAN: So moved.

3 CHAIRMAN AIZENSTAT: You're going to

4 readvertise, I'm assume, right? Okay. So

5 there's a motion to defer --

6 MR. BEHAR: I'll second it.

7 MR. COLLER: Date uncertain.

8 CHAIRMAN AIZENSTAT: -- by Javier, second

9 by Robert.

10 MR. WITHERS: And with all of the people,

11 we're sorry that you have to --

12 MR. COLLER: Let the record reflect that no

13 one is present to request --

14 CHAIRMAN AIZENSTAT: Correct. Let the

15 record reflect that.

16 Everybody in favor say aye.

17 (All Board Members voted aye.)

18 CHAIRMAN AIZENSTAT: Anybody against? No?

19 Given that, I'd like to see if there's a

20 motion to adjourn this meeting.

21 MR. BEHAR: I say we stay another 15

22 minutes.

23 MS. KAWALERSKI: I move to adjourn this

24 meeting.

25 CHAIRMAN AIZENSTAT: Thank you, Sue.

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1 Sue makes a motion to adjourn. Is there a

2 second?

3 MR. GRABIEL: I second.

4 CHAIRMAN AIZENSTAT: Julio seconds.

5 All in favor say aye.

6 (All Board Members voted aye.)

7 CHAIRMAN AIZENSTAT: Anybody against?

8 Thank you very much.

9 (Thereupon, the meeting was concluded at

10 8:45 p.m.)

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1 C E R T I F I C A T E

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3 STATE OF FLORIDA:

4 SS.

5 COUNTY OF MIAMI-DADE:

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9 I, NIEVES SANCHEZ, Court Reporter, and a Notary

10 Public for the State of Florida at Large, do hereby

11 certify that I was authorized to and did

12 stenographically report the foregoing proceedings and


13 that the transcript is a true and complete record of my

14 stenographic notes.

15

16 DATED this 18th day of September, 2024.

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20 -----NIEVES SANCHEZ-----

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